

Appendix D

Statement of Consultation

West Berkshire Local Plan Housing Site Allocations Development Plan Document

Consultation Statement July 2014

1. Introduction

- 1.1 As part of the continued preparation of the West Berkshire Local Plan and its supporting documents we acknowledge the importance of involving the public and stakeholders at the earliest possible stage and recognise that their involvement should be a continuous process rather than one discrete exercise.
- 1.2 This Consultation Statement outlines the consultation we have undertaken so far in preparing the Housing Site Allocations Development Plan Document (DPD).

2. Initial consultation with town and parish councils on sites identified in the Strategic Housing Land Availability Assessment (SHLAA)

- 2.1 The SHLAA helps inform the preparation of the Housing Site Allocations DPD by identifying potential housing land. It is a technical assessment, not a policy making document, and as such, is part of the evidence base for the preparation of the Housing Site Allocations DPD. It includes potential housing sites within and adjacent to the larger, more sustainable settlements that are included within the settlement hierarchy set out in our adopted Core Strategy. This is where we will be allocating land for new homes.
- 2.2 Following the publication of the SHLAA in December 2013, the Council held a series of workshops with the District's town and parish councils in January and February 2014. The purpose of these sessions was to informally discuss the potential housing sites identified in the SHLAA and to gain further information on local issues, community aspirations and preferences for sites. Several ward members also attended the sessions. Following the events, draft notes of the sessions were sent to the parish and town councils so that they could add any further comments. Information was also sought on recent flooding events. All of this information is attached in Appendix A.

3. Regulation 18 consultation

- 3.1 As part of the preparation of the Housing Site Allocations DPD the Council is required to formally notify specified bodies and persons of the subject of the DPD and invite them to make representations on what it ought to contain. The Council therefore invited comments on the proposed scope and content of the Housing Site Allocations DPD for six weeks from Wednesday 30th April to Wednesday 11th June 2014. Our Regulation 18 Statement is attached in Appendix B. In accordance with the Council's Statement of Community Involvement (SCI) we invited comments from everyone who was on our Register of Consultees. This Register is a database of individuals, groups and organisations who we regularly contact on plan making matters that are of interest to them and is reviewed and updated on a continuous basis. Anyone making comments on a DPD is included on our database and is automatically kept informed of plan making matters as appropriate. It includes those specific and

general bodies identified in The Town and Country Planning (Local Planning) (England) Regulations 2012.

3.2 A summary of the representations received and details of how the representations have and will be taken into account in the preparation of the DPD are outlined in Appendix C. A number of points were made by consultees which raised concerns about the Council's proposed approach as set out in the Regulation 18 Statement. In summary, these covered the following issues:

- The Core Strategy figure of 10,500 is out of date. It does not reflect the District's objectively assessed need.
- The Council should delay the process and start a Local Plan following the outcomes of the SHMA.
- The figure should be considerably higher (various assessments given) and the DPD should seek to significantly boost the supply of housing in the District.
- The Duty to Cooperate has not been complied with.

3.3 There has been a careful consideration of all of the points raised during the confirmation of the Council's approach to the DPD. The background paper prepared as part of our Preferred Options consultation makes clear how the issues raised have been taken into account.

4. Duty to Cooperate

4.1 The Council has a Duty to Cooperate when preparing all DPDs. This Duty was introduced in the Localism Act of 2011 and requires us to work with neighbouring authorities and other prescribed bodies (Set out in Part 2 (4(1)) of the Town and Country Planning (Local Planning) (England) Regulations 2012) in preparing DPDs in order to address strategic issues relevant to our area. It requires that we engage constructively, actively and on an ongoing basis to develop strategic policies; and requires us to consider joint approaches to plan making. At the heart of the Duty is effective partnership working to achieve outcomes.

4.2 The other local planning authorities and public bodies that we will need to cooperate with will depend on the strategic matters we are planning for and the most appropriate functional area to gather evidence and develop planning policies. It is likely that we will need to work in different groupings for different strategic matters.

4.3 In May 2014 the Council produced a paper which set out how we will deal with strategic planning issues as part of the preparation of the West Berkshire Local Plan. In order to take forward the Duty to Cooperate in a holistic way we identified what we saw as the key strategic issues for West Berkshire both for the Local Plan as a whole and more specifically, the Housing Site Allocations Development Plan Document. We sought agreement on a finalised list of strategic issues for the Housing Site Allocations Development Plan Document and asked how bodies would prefer to be involved in dealing with them so that we could then establish appropriate governance and support arrangements for taking them forward. Details of which bodies we consulted, a summary of the representations received, the Council's response and subsequent outcomes, are outlined in Appendix D.

5. Keeping people informed

- 5.1 We keep people informed about the overall progress of the West Berkshire Local Plan in a variety of ways, such as e-mail updates to those on our Register of Consultees and updates on our planning policy blog. We also produce a Local Plan newsletter. The first one of these was published in December 2013 and the second in April 2014. Copies are attached in Appendix E. They were distributed to everyone on our Register of Consultees and copies were also made available in the main Council offices and in all libraries across the District.

SHLAA consultation with the parish and town councils

January-February 2014

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Introduction

The purpose of the consultation sessions was to informally discuss with the district's parishes and town councils the potential housing sites identified in the Strategic Housing Land Availability Assessment (SHLAA), preferences, local issues and community aspirations. Several ward members also attended the sessions.

The SHLAA is part of the evidence base for the preparation of the Local Plan. It identifies sites with housing potential and makes an assessment on developability. At this stage, the SHLAA only considers sites that are within or adjacent to the settlement boundaries.

The consultation sessions ran between January and February 2014, and following the events, draft notes of the sessions were sent to the Parish and Town Councils so that they could add any further comments. Information was also sought on recent flooding. These further comments are incorporated into the following notes.

**SHLAA Consultation Event – South Newbury
5 February 2014**

Present

Robert Beautridge	Greenham Parish Council
John Boston	Greenham Parish Council
Tony Forward	Greenham Parish Council
Shirley Huxtable	Greenham Parish Council
Heather Westbrook	Greenham Parish Council
Graham Hunt	Newbury Town Council
Anthony Pick	Newbury Town Council
Roger Hunneman	Victoria Ward Member
Tony Vickers	Northcroft Ward Member
Liz Alexander	West Berkshire Council
Sarah Conlon	West Berkshire Council
Rachael Lancaster	West Berkshire Council
Caroline Peddie	West Berkshire Council

Western area 'catch all' session (6 February 2014):

Janet Haines	Enborne Parish Council (Interim Clerk)
Laila Bassett	West Berkshire Council
Rachael Lancaster	West Berkshire Council

Site specific comments

NEW047A: Land adjoining New Road
NEW047B: Land north of Draytons View
NEW047C: Land to the east of Greenham Road
NEW047D: Land to the north of Haysoms Drive
NEW047H: Land adjoining Lamtarra Way

Newbury Town Council (NTC) would prefer if the whole of NEW047 could be retained as green space and would like to see all development within walking distance to green space. Greenham Parish Council (GPC) concurs with this view. It was felt that the cluster of sites forming NEW047 are ecologically sensitive and could have landscape impacts. Development in this area would be visually prominent.

The gap between Greenham and Newbury should be retained and it was felt there are better uses for the site than residential, for example NTC suggested allotments, community growing, recreational area. GPC would consider limited expansion to existing development but the vast majority of NEW047 should be retained as green space.

NEW047A is a designated wildlife site.

NEW47B and NEW047C are very popular with local dog-walkers and well used by the community. Such green spaces are very valuable resources as they take pressure off Greenham Common.

NEW047D is not vacant as described on the SHLAA and this should be amended – it is grassland.

It was explained by WBC that the sites forming NEW047 are divided into smaller sites as this is how the land was promoted to the Council. GPC would like NEW047 to be considered as a whole.

NEW054: The Vicarage, Greyberry Copse Road

Concern was raised about the impact on the listed church and Audrey meadows. NTC commented that the site is well used by local residents and the community, and would like the description within the SHLAA to be amended to read amenity land/car park. Development on this site would be visually prominent.

NEW053: Land to the north of Mill Hall School, Pigeons Farm Road

GPC would be supportive of development on this site. It is already close to other development and bus stops etc, so low density well designed housing on this site would mean another site could be spared. Although there are TPOs on the site, this was not seen as a constraint.

NEW056: Greenarces Gym, Greenham Road

It was agreed that this is a very important facility within the community. The planning requirements to replace the facility elsewhere and the same standard should be upheld and enforced. It was felt that the new facility should be built and in use before the old facility is demolished.

Given the facility is privately owned it could close at anytime and the ability to seek a replacement through planning would not be possible.

Greenacres aside, if the site was a field there was general agreement that development should take place on previously developed land before greenfield land, but if the site was already previously developed then it is in a very sustainable location and development could be considered appropriate.

NEW057: Land adjoining Pinchington Lodge

NTC commented that this site forms part of Sandleford Farm which has gradually been eroded. GPC commented that apart from heritage and landscape issues this is a good place to live – but a balance is required.

WBC explained that more heritage work would need to be carried out on certain sites before such sites could be allocated.

NEW058: Land to the east of Sandleford Lodge Mobile Home Park

GPC were concerned that much of the area has already be degraded through development and therefore a precedent has been set.

NEW059: Land to the south of Deadmans Lane

GPC raised concern regarding noise impact from the road and amenity site, they stressed the need to consider the cumulative impact. Development would increase the traffic problems in the area.

If an access was provided off the A339 into the Sandleford Park site this could reduce the noise impact.

Both GPC and NTC agreed that this site could provide a pedestrian and cycling access to Greenham Common.

Concern was raised over the visual impact on the historic park and garden.

NEW038: Land at Abbottswood, Newtown Road

This site has been allowed to degrade. NTC agree with the assessment set out within the SHLAA.

NEW008: Land adjoining Mencap Respite Centre, Pinchington Lane

Both GPC and NTC agreed that this site would be a good location for development.

NEW012: Land to the north of Newbury College

This site, whilst in some ways is an ideal location for development, is seen as a green gateway into Newbury. NTC would like to see this site used as allotments or for community growing.

Concern was raised over the cumulative impact of development on the road network and infrastructure providers. WBC explained that additional accesses for Sandleford Park were being pursued as a result of consultation and to increase the permeability of the site. The Council have ongoing discussions with infrastructure providers regarding, not just the Sandleford site, but the total housing requirement for the District.

NEW019: Land at Sandpit Hill / Andover Road

GPC suggested this site could provide strategic access to the Andover Road from the Sandleford Park site. This would also require the use of site NEW108.

NTC have concerns regarding the gradient and drainage of this site. The distance to the town centre could be an issue and development on this site could impact on views from the southern part of Sandleford Park.

NEW103: Sanfoin, Safoin Cottage, Garden Close Lane

NEW104: Land at Warren Road

There were mixed views about NEW104, on the one hand it has the potential for 10 large houses as an extension to Sandleford Park, but on the other it should be left as green space. Access to NEW103 raised some concern and there was general agreement that the site should be left as green space.

NEW108: Land at Wildwoods, Kendrick Road

GPC would like this site to remain as green space. Access to the site is an issue. The site could be used to form part of an access to Sandleford Park along with NEW019.

NTC would like this site to be considered for a wind turbine. It is the second windiest site in Newbury and could provide energy for Sandleford Park.

NEW091 and NEW092: Land at Wash Water (The Chase Phases 1 & 2)

NTC queried whether NEW091 and NEW092 (The Chase) were owned by the National Trust. It was explained by WBC that the site NTC were referring to was in Hampshire. Whilst NEW091 and NEW092 are collectively known as 'The Chase' there are very different circumstances surrounding them.

GPC considered these sites more sustainable than others discussed within the SHLAA.

NEW097: Land adjacent to Hill View, Wash Water

NTC agree with the assessment within the SHLAA for this site.

NEW090: Plot 2, Bell Hill

The site is located within the Newbury Battlefield and is not currently developable.

All sites on the western edge of Newbury are constrained by their location within the Newbury Battlefield.

NEW017: Land to the north and south of Enborne Road

NEW018: Land at Bonemill Lane

GPC expressed concern about the noise from the railway and issues regarding access to these sites. A road linking to the A34 would be required in order to ensure the sites were accessible.

NTC expressed a desire for NEW018 to be an extension to the existing allotments.

NEW011: Land adjacent to Oxford Road

Recently impacted by flood water.

Sites within the settlement boundary:

NEW021: Land to rear of Russell Road

Recently impacted by flood water.

NEW024: Land at St Johns Garage, Newtown Road

General agreement that this site should be developed - it is previously developed land and within settlement.

NEW082 Sterling Industrial Estate, Kings Road

General agreement that this site should be developed – it was considered that the link road is vital for the delivery of this site.

NEW087: Hutton Close

Impacted recently by flood water

General comments:

Any sites within the SHLAA should be considered in the context that Sandleford Park will be developed. Whilst the Council can not make development take place, discussions regarding the site are ongoing with the Sandleford Partnership.

GPC commented that it is important to progress sites to allocation to ensure a strong 5 year land supply and prevent development coming forward in a piecemeal manner.

NTC queried whether Sandleford Park could deliver more than 1000 homes in this plan period (up to 2026) which could then result in fewer allocations. WBC explained that the estimated rate of delivery from the site is 100 dwellings per year, and that development can only occur at the rate at which the houses can be marketed.

GPC commented that a balance needs to be sought between housing and employment – discussion focused around housing delivery but this needs to be considered in the context of jobs and employment. The evidence for employment land needs to be updated.

NTC raised concern about mixed use development schemes (business and residential).

There was a general desire for policy ECON6 to be updated, along with the development brief for New Greenham Park. It was explained by WBC that the role and function of the District's employment areas will be assessed at the next stage of the SAD DPD. This work will be based on updated evidence and site surveys.

GPC commented that the mix of houses was very important as some people within the parish may wish to downsize and remain within the area, so a mix is required everywhere.

GPC queried the use of CIL and it was explained by WBC that CIL has not been adopted or implemented yet, and therefore S106 still applies to development.

NTC raised concern that some Inspectors are making decisions against policy and that some Parish Councils are starting to campaign against PINS.

NTC would like to see more public consultation on the Market Street redevelopment.

NTC commented on the need to plan holistically for infrastructure which will be required to support development. Development will change the character of the Newbury and the District as a whole.

NTC stressed that we need to be thinking and planning for the longer term and highlighted the issues that could be facing Newbury in 60 years time – higher education, sports complex, concert hall, traffic issues etc. Also thought we should be considering sharing more services with Thatcham and that we need to think about how the individual communities interact.

**SHLAA Consultation Event – North Newbury
5 February 2014**

Present

Jeff Beck	Clay Hill Ward Member
Jim White	Cold Ash Community Partnership
Geoff Findlay	Cold Ash Parish Council
Mike Monroe	Cold Ash Parish Council
Linda Verner	Cold Ash Parish Council
Garth Simpson	Cold Ash Ward Member
Graham Hunt	Newbury Town Council
Anthony Pick	Newbury Town Council
Tony Vickers	Northcroft Ward Member
Bill Ashton	Shaw-cum-Donnington Parish Council
Lisa Harrop	Shaw-cum-Donnington Parish Council
Ted Hooker	Shaw-cum-Donnington Parish Council
Andy Nichol	Shaw-cum-Donnington Parish Council
Paul Bryant	Speen Ward Member
Roger Hunneman	Victoria Ward Member
Liz Alexander	West Berkshire Council
Paula Amorelli	West Berkshire Council
Laila Bassett	West Berkshire Council
Sarah Conlon	West Berkshire Council
Rachael Lancaster	West Berkshire Council
Caroline Peddie	West Berkshire Council

Prior to the discussion of individual sites, the Town and Parish Councils summarised the approach they thought should be taken to potential future housing sites.

Newbury Town Council (NTC) – would prefer development on previously developed land and on greenfield only as a last resort. They disliked mixed industrial and residential development and thought that housing should be built within walking distance of green spaces and parks.

Sufficient capacity from industrial and commercial use must be maintained to avoid becoming a dormitory town.

Shaw-cum-Donnington (ScDPC) – sites should not encroach onto agricultural land. They had infrastructure concerns, particularly roads into Newbury.

Cold Ash (CAPC) – Concerned about the impact that development in other places would have on the Parish and AONB. Also concerned about flooding.

WBC noted that the Core Strategy is clear that there has to be some development on greenfield land.

Site specific comments

NEW045: Coley Farm, Stoney Lane, Ashmore Green

NEW096: Land off Stoney Lane, Stone Copse, Cold Ash

NEW105: Land at Yates Copse

The area is already densely populated and there was general agreement concerning the implications for existing infrastructure, particularly surgeries and highways.

Stoney Lane would need to be widened which CAPC would strongly oppose. Traffic on Turnpike Road would also be an issue. Flooding issues were also highlighted. There was a general concern about the potential loss of visual amenity as the area is one of the gateways into Ashmore Green. There was an appeal on the site about five years ago and the Inspector determined a height over which development shouldn't go due to landscape implications. The area is very steep in places – classic drift geology. Felt the area was an important recreational resource for birdwatchers, walkers, and horseriders.

NTC felt that the area is already densely populated, and significant infrastructure problems would include schools as well as surgeries and highways.

CAPC commented that these sites are extremely undesirable for the following reasons:

Environment:

- Loss of visual gateway to Ashmore Green and Cold Ash.
- The landscape is of a high character and represents a front-line buffer zone to the AONB.
- Yates Copse and Stone Copse are Ancient Woodlands/Wildlife Heritage Sites.
- An urban scene would cause the loss of 18th century hedgerows and canopies in Stoney Lane, an attractive amenity valued by walkers, horse riders and bird watchers.

Traffic/Access:

- Stoney Lane would need to be widened.
- Traffic in Kiln Road/Turnpike is high at c.30k movements/week with frequent tail-backs.
- The hypothetical housing numbers [45, 75, N/A] would generate an additional c. 4-6k movements/week.
- The shops in Shaw are limited.

Flood Risk:

- History of flooding in Manor Park, Waller Drive, Turnpike Industrial Estate and Cresswell Close(2007).
- A complex area of drift geology, with mixed sands, clays and gravels.
- Would require a major investment in flood retention ponds, and berms, along with an effective SuDs implementation.

NEW063: Pear Tree Lane

General agreement with WBC assessment. Concerns over access as currently shown to be from an unmade road. Impact on traffic and flooding, Tree Preservation Orders (TPOs) and wildlife concerns.

CAPC commented that the site is extremely unattractive for the following reasons:

Environment:

- Partial loss of visual gateway to Ashmore Green and Cold Ash
- Entails the partial loss of the southern part of Messengers Wood, an Ancient Woodland and Wildlife Heritage site with many TPOs.
- An historic site assessment is needed.

Traffic/Access:

- Access (via Pear Tree Lane) to Kiln Road/Turnpike and to Long lane is needed for access to shops, school and work.
- Traffic in Turnpike/Kiln Road (c.30k movements/week) and Shaw Hill (c. 50k movements/week) are high.

Flood Risk:

- Complex area of drift geology, with sands, silts and gravels.
- Flood history in the area from water run-off from Messengers Wood (2007 and 2014).
- Would require an investment in flood retention ponds and berms, together with an effective implementation of system of SuDs.

NEW001: Land at Long Lane

NEW010: Land at Long Lane, Shaw

There was general agreement that these should be considered as one site.

The main issues were the consideration of the 2nd Battle of Newbury, the increase in traffic along B4009 and Love Lane, flooding, the impact on schools (currently full) and the impact on the character of Shaw-cum-Donnington. In addition, NEW001 is adjacent to Shaw Cemetery which has about 25 years worth of space left and the site could potentially be used as an expansion to that.

Flooding takes place from the site onto Shaw Cemetery and Cromwell Road. SUDs would be required. Site has recently experienced flooding.

Local schools are already full.

ScD have submitted the following pictures of recent flooding on the site, and these can be seen in Figures 1, 2 and 3 of Appendix 1.

CAPC commented that these sites are extremely undesirable for the following reasons:

Environment:

- The creation of an urban sprawl impacts an essentially rural scene.
- An historic site assessment is required.
- Loss of grade 2 agricultural land.
- Tree borders would need to be maintained.

Traffic/Access:

- Access to schools and shops would require additional footpaths/pavements in Long Lane and Shaw Hill.
- The junction of Shaw Hill/Kiln Road/Shaw Road is already complex for vehicles, pedestrians and cyclists.
- Hypothetical housing numbers [142, 55] would generate an additional 5-8k movements/week. Shaw Hill already takes 50k movements/week.

Flood Risk

- History of flooding both for surface water run-off and ground water swelling (2007 & 2014).
- Complex area of drift geology, with sands, gravels and clays over a chalk bedrock.
- Would require a major investment in flood retention ponds and berms, plus an effective SuDs implementation scheme.

NEW032: The Bungalow, Shaw Farm Road

There was general agreement that the principle of development on the site was acceptable. It was a relatively small brownfield site. There were concerns about access however.

NEW031A and B: Land at Shaw, west and east of A339

ScDPC concerned that a development of this size would double the size of ScD and destroy the character of the village. There was general agreement that this site should be considered at a more strategic level post 2026 as there would be significant infrastructure requirements which should be an integral part of the development. Phased development as currently proposed would not achieve this. Flooding, impact on traffic, access, pressure on schools also of particular concern.

Concern related to the sole means of access being from the Vodafone Roundabout. Suggestion made that access to the eastern site could be via the roundabout now on Vodafone property.

The site has been recently impacted by floodwater, as can be seen in figures 6, 7 and 8 of Appendix 1.

NEW051: Foxglove House, Love Lane, Donnington

ScDPC noted that the principle of development wasn't of concern but implementation could be an issue – particularly access (NTC noted that Love Lane cannot manage additional traffic). Would want to keep car park and allotments, otherwise the site could be contentious. Car park is used extensively for the Hall and the Parish Plan made clear that the allotments should be preserved.

NEW064: Upper Donnington

There was general agreement with the WBC assessment

NEW011: Land adjacent to Oxford Road

There was general concern that this was a water meadow and so should be retained. NTC had previously considered the northern part of this site for allotments.

Site has been impacted by flood water recently as can be seen in Figure 8 below.

NEW042: Land at Bath Road, Speen

It was agreed that the principle of development on this site may be acceptable. It was noted that the local residents were very opposed to this site and it was agreed that the allotments were the main issue. It was also relevant to the 2nd Battle of Newbury.

It was felt that traffic implications wouldn't be as extensive as other sites. But there were concerns that access would be an issue.

NEW040: Land south of Kimbers Drive, Speen

NTC thought this was inappropriate for development as it is a high quality green space. The steepness of this site was of general concern.

NEW106: Land at Moor Lane Depot, Hill Road

NTC were concerned about access issues. Hill Lane is the only way in.

Sites within the settlement boundary

NEW025: Land adjoining Faraday Road and Fleming Road

NTC suspect that there was recently standing water very close to the site.

NEW046: Quantel Ltd, Turnpike Road

NTC agreed this site had potential for redevelopment

NEW073: British Telecom, Bear Lane

NTC would be happy to see the BT building replaced, and have no objection in principle to the redevelopment of the site. However, given its central position, high-quality mixed-use development appropriate to its location in the town would be essential. An alternative site for the postal sorting office would need to be found.

CAPC, whilst also happy to see the BT building replaced and have no objection in principle to redevelopment of the site, commented that given its central position, an architecturally high-quality mixed-use development appropriate to its location in the town is essential. An alternative site for postal sorting will have to be found.

NEW087: Hutton Close

NTC thought that only the southern part of this site had potential for redevelopment, although concern raised over traffic impact as Shaw Road is already congested at peak hours.

The site has recently suffered flooding, as can be seen in Figure 9 of Appendix 1.

NEW075: Waterside Youth Centre

NTC considered this was inappropriate for development. NTC feel that it is an essential youth and community centre and should be kept this way. It would be wasted as a residential space.

NEW107: Units 1-22 River Park Industrial State, Ampere Road

NTC thought this should be retained as an industrial area. They suspect that there was recently standing water very close to the site.

NEW109: Newbury Business Park

NTC considered this was inappropriate for development; it should be retained for business use. They suspect that there was recently standing water very close to the site.

NEW110: London Road Industrial Estate

NTC suspect that there was recently standing water very close to the site.

General comments

NTC stressed that we need to be thinking and planning for the longer term and highlighted the issues that could be facing Newbury in 60 years time – higher education, sports complex, concert hall, traffic issues etc. Also thought we should be considering sharing more services with Thatcham and that we need to think about how the individual communities interact.

NTC also commented that we must keep sufficient capacity for industrial and commercial use, to avoid becoming a dormitory town.

**SHLAA Consultation Event – Cold Ash (and Thatcham)
5 February 2014**

Present

Geoff Findlay	Cold Ash Parish Council
Mike Monroe	Cold Ash Parish Council
Linda Verner	Cold Ash Parish Council
Jim White	Cold Ash Community Partnership
Garth Simpson	Cold Ash Ward Member
Liz Alexander	West Berkshire Council
Paula Amorelli	West Berkshire Council
Laila Bassett	West Berkshire Council

Apologies:

Cllr Hilary Cole (Exec Portfolio – Planning)

The workshop session started with a joint discussion with members of Thatcham Town Council about the Cold Ash sites that are located immediately north of Thatcham: THA010, THA011, THA014, THA016 and THA027.

CAPC submitted during the session some written comments on factors that affect Cold Ash. These are covered off in the general comments section below, however the written comments are included in full at Appendix 2.

The comments made by CAPC relating to sites THA011, THA014, THA019 and THA027 apply equally to those sites when listed in document “SHLAA Consultation Event – Thatcham (and Cold Ash) 5 February 2014”

THA010 (Hillview Farm, Ashmore Green Road) and THA016 (Land to the North of Ashmore Green Road):

Cold Ash Parish Council (CAPC) and Thatcham Town Council are in agreement with West Berkshire Council (WBC) that both sites are not currently developable.

It was highlighted that the sites are on high gradients. Development at these locations would destroy the Ashmore Green area.

THA011 (land to the north of Bowling Green Road), THA014 (land at Regency Park Hotel) and THA027 (The Creek, Heath Lane):

Traffic a concern – the roads are heavily used at present and the existing road network is struggling to cope. Extra traffic as a result of development will exacerbate this. Bowling Green Road would be affected.

West Thatcham flooded in 2007. North Thatcham residents are concerned at water runoff causing flooding, especially at Bowling Green Road. If flood prevention techniques are used, still have to find somewhere to put water. WBC is putting in new balancing ponds, but concern by parishes that the amount of development may be too much for the ponds (WBC construction of remaining eight retention ponds in the Thatcham SWMP is dependent on Defra and EA funding; this is not guaranteed and the second pond has received no funding). SuDs are designed to offset new buildings only and no allowance for the alleviation of existing flooding is made. There is a statutory requirement to provide SuDs in new developments; no national SuDs

standards exist and enforcement of SuDs implementation is not guaranteed if a development project becomes uneconomic due to the cost of SuDs provision after planning consent has been given.

Visually, development would detract from the rural approach to Cold Ash. Thatcham Vision's consultation on the Thatcham Plan has revealed that gaps between settlements are an emotive issue, and there is strong support for gaps remaining and not being diminished.

All three sites are traditional agricultural land with ancient woodlands and pre-enclosure hedgerows.

If the three sites are considered separately, flooding will still be an issue and there will still be an adverse impact on traffic flows. Both Parish Council's are concerned that precedents would be set should the sites be developed. The sites are some distance from services and public transport.

Overall, CAPC feel that sites THA011, THA014 and THA027, when viewed collectively, are extremely undesirable for the following reasons:-

Environment

- would cause a dramatic reduction in the visual and physical separation of N Thatcham and Cold Ash village, with the loss of a rural gateway to Cold Ash
- eliminate the rural views from Bowling Green Road, Heath Lane and lower Cold Ash Hill, much valued by the residents
- highly visually intrusive from many vantage points looking south from Cold Ash village
- destruction of a pre-18thC field, and associated hedgerows
- abuts ancient woodland, putting habitat at risk
- destroys area of tranquillity and agricultural land between N Thatcham and Cold Ash

Traffic

- heavy impact on peak traffic flows along Heath Lane and Cold Ash Hill; also impacts A4 access from Tull Way and Floral Way
- significant access issues to Heath Lane and Bowling Green Road
- remote from very limited public transport and commercial and social facilities, driving heavy car dependency

Flooding

- site required to locate 2/3 additional, unfunded, flood retention basins to complete flood protection for significant area of N Thatcham
- sewerage system of Northfield Road incapable of taking up extra load from a large development
- no legitimate enforcement capability for SuDs system required for such a development
- land has flooded previously and contributed to flooding (see Thatcham SWMP); sequential test of flood risk should eliminate this site versus others in district

THA019: Land at Little Copse

Little Copse is ancient woodland and development would surround this. It is possible that there are dormice and newts on the site.

Question of access – an access point on Cold Ash Hill would impact on traffic flow. CAPC noted that peak flows on Cold Ash Hill are 500 vehicles an hour and roads in the area are narrow old farm tracks.

The site offers good visual amenity to areas south of the site.

Development here would affect the gateway to Thatcham.

The site offers good visual amenity to areas south of the site.

Development here would affect the gateway to Thatcham.

Overall this site is extremely undesirable for the following reasons:-

Environment

- visually very intrusive when viewed from a number of locations looking south from Cold Ash
- creation of an urban sprawl in an explicitly rural scene
- would destroy the character and visual amenity of Cold Ash
- would effectively surround the Little Copse ancient woodland and damage the wildlife habitat
- would create substantial additional noise and disturb the tranquillity of Southend
- destruction of one of the few remaining pre 18thC fields in the Parish

Traffic

- no realistic access to the site, the alternatives being: another access on to Cold Ash Hill (which carries >35k traffic movements per week); through the Southend estate; on to Laurence's Lane, a single lane farm track
- the increased traffic will generate an additional 1,000 movements per week, adding to peak time overload
- remote from very limited public transport, and all commercial and social services which will drive car usage

Flood Risk

- increased surface water runoff from the site which is significantly above the new retention pond, increasing the load on this facility which only partially protects N Thatcham
- sewerage system in N Thatcham inadequate to accept further load

COL002: Land at Poplar Farm

There are limits to development of this site because of a listed building and the site being in a line of flooding.

This site lies directly in the path of surface water run off from further up the escarpment (See flooding in the past few weeks on Poplar farm). Any building would be situated on a drift geological formation that exacerbates flooding further downhill. There is an existing Grade 2 listed building on the site. The site forms a significant part of the open views from the village over the surrounding open slopes and farmland.

COL004: Liss, Cold Ash Hill

Limited potential, but there could be a small amount of development on the site. CAPC considered this to be the least worst site.

Site sits ahead of surface water that runs down.

This site lies at the head of a gully (drift – silt/sand/gravel – geological formation), any building would add significantly to downhill flooding. The slopes and nature of the land would much reduce the amount of housing that this site could support. The site is outside the existing settlement boundary, traffic from the site would add to the already dangerous situation outside St Marks Infants and Junior school.

COL006: St. Gabriel's Farm

The site is on a ridge and there are good views southwards.

A gully runs along the base of the site so development would have implications on flooding and run-off.

There are no footpaths and the road is narrow. Unsustainable site.

This site sits on an exposed ridge and is a significant view and important open slope. Development of the site would close a significant gap between existing housing, worsening the ribbon development to the detriment of the character of the village. Lower down the slope, immediately below the site, is a gully made up of a Sand/Gravel- Drift geology, which will add to the downhill flooding. There are no footpaths that allow for walkers to get to public transport or local schools and shop, which would mean additional vehicular traffic.

Overall, CAPC feel that sites COL002/004/006/010 are unsuitable for the following reasons:

Environment

The main village of Cold Ash is situated on a ridge and lays immediately adjacent to the North Wessex Downs AONB. Building on these sites would contravene NPPF guidelines that states that highly visible areas such as exposed ridges, landforms and open slopes should normally be protected. Areas of sporadic, dispersed or ribbon development should normally be excluded from development, this combined with the Parish being on the fringe of the AONB means that any open spaces should be safeguarded from development. The wider setting and important views should be taken into account when proposing development.

Traffic/Access

Traffic is already a problem within and through the Parish. Hermitage Road, The Ridge, Ashmore Green Road, Stoney and Lane Fishers Lane are old farm tracks with poorly constructed paving to carry the now substantial volume of traffic using these roads as rat runs to the M4 and A34 and Newbury. Additional traffic volume would overwhelm the Parish and cause substantial deterioration in the quality of life for the Parishioners.

Flood Risk

Cold Ash Parish is built mainly on a ridge, an escarpment, the geology of which (complex area of drift geology, with sands, gravels and clays over a chalk and clay bedrock) means that there is a history of flooding downhill from the main village, both from surface water run-off and ground water (2007 & 2014) flowing downhill from the

Parish to the towns and villages in the Kennet Valley. Current flood retention ponds being built at the bottom of Cold Ash Hill, on the northern border of Thatcham, are specified *for the existing run-off volumes*. Any additional building in above these ponds will only add to the problem.

COL007: Land at St. Gabriel's Convent

Convent still in use. CAPC of the view that the sheltered accommodation would be suitable at the convent. CAPC of the view that the sheltered accommodation would be suitable at the convent.

The land adjacent to the site is lies in a natural valley and is very steep.

COL009: Baggars Folly, The Ridge

Parish Council in agreement with WBC that the site is not currently developable. They added that the steep slope of the site would be very difficult to build on. The site is also poorly related to the settlement. Within the AONB.

COL010: Land at Westrop, The Ridge

Unsuitable. There are exceptionable views from the site, which lies within the AONB.

NEW001: Land at Long Lane

This land should be protected should the cemetery need to expand in the future.

General Comments

Flooding:

Geology of Cold Ash influences flooding. Cold Ash lies atop a steep scarp slope that runs from east to west along a ridge. The east-west ridge controls the flow of drainage southwards towards the flood plains of the Kennet Valley.

Future developments must not compromise the flood prevention solution works at Little Copse and north of Henwick Creek and Tull Way, which remain unfunded.

The adverse effects of further flooding should be mitigated by controlling the flash flow of heavy rain, and avoidance of development on known water courses, water storage and drainage areas.

Traffic:

Increase in traffic over the last 15 years as a result of development, reduction in bus services and an increase in numbers at the two primary schools (the two schools are both voluntary aided and so serve a large catchment. Parents tend to drive to and from the schools).

Increase in commuter traffic through Cold Ash to the A4 and M4. The extended chicanes through the village create hold ups at peak times. When there are accidents on the A4 and M4, drivers tend to divert through Cold Ash.

Traffic volumes are high on Long Lane and Shaw Hill Road.

Development in the village should not lead to further traffic increases.

CAPC have submitted details of the average weekly rate of traffic in Cold Ash. This is included in Appendix 2.

Other:

Rural character of Cold Ash should be retained.

CAPC would like to see the AONB boundary changed so that all of Cold Ash is included. They consider Cold Ash to be an area of high landscape value. WBC advised that landscape assessments would be undertaken on the SHLAA sites.

CAPC queried what the housing requirement is for Cold Ash. WBC clarified that there is no set housing requirement per settlement, and the amount of development depends on factors such as facilities and services, as well as the availability of suitable development opportunities.

As a service village, Cold Ash is deprived of facilities so there is an increased dependency on Newbury and Thatcham. New recreational facilities are required as existing ones are well used and book up quickly. There is also a lack of public transport facilities.

Concern that Thatcham Garden Centre in the SHLAA (ref. THA023) as development here could add more traffic in Ashmore Green and Cold Ash.

Broadband speeds an issue in Cold Ash.

**SHLAA Consultation Event – Thatcham (and Cold Ash)
5 February 2014**

Present:

Mel Alexander	Thatcham Town Council
Lynne Pettyfer	Thatcham Town Council
Mireille Willan	Thatcham Town Council
Roger Croft	Ward Member for Thatcham
Keith Woodhams	Ward Member for Thatcham
Liz Alexander	West Berkshire Council
Alistair Buckley	West Berkshire Council
Sarah Conlon	West Berkshire Council
Rachael Lancaster	West Berkshire Council

Apologies:

Sheila Ellison (Ward Member for Thatcham)

The group initially discussed the sites within Cold Ash, but adjacent to Thatcham with Cold Ash Parish Council. (THA010, THA011, THA014, THA016, THA019, THA027).

Site specific comments

THA010: Hillview Farm, Ashmore Green Road) / THA016: Land to the north of Ashmore Green Road)

These sites are not seen as developable by Cold Ash Parish Council. Surface and groundwater flooding are issues here. The ground is currently saturated. Run off from the hills to the north of Thatcham lead to flooding in 2007 and can lead to pooling of water along roads in the northern part of Thatcham. While some flood alleviation works, in terms of balancing ponds, are currently going on, these are for the existing problem not future issues.

Sewerage systems would need to be upgraded.

Traffic along Heath Lane and surrounding roads is bad and much of the road network cannot take more traffic. Public Transport in this area of Thatcham is not great.

Visually development of these sites would detract from the entrance into/out of Thatcham.

Thatcham Vision refresh residents consultation indicates residents would like to keep the gap between settlements.

There is a fear amongst local residents that should 1 site go for housing it will set a precedent for further development in the future further outside Thatcham.

THA011: Land to the north of Bowling Green Road) / THA014: Land at Regency Park Hotel) / THA027: The Creek, Heath Lane

It was considered that the flooding issues and traffic problems, especially at peak times, are so significant that development of these sites would be unacceptable.

Development of these sites would visually detract from the entrance to Cold Ash and reduce the gap between Cold Ash and Thatcham. Both Parish Councils would not like to see the identity of the two settlements lost.

The sites are considered to be remote from services and facilities, such as bus stops and the Town Centre.

THA019: Land at Little Copse

Part of this site is being used for the flood attenuation scheme.

Little Copse, is an ancient woodland, already with development on one side. Any further development would have a negative impact on the woodland and the wildlife associated with it.

Access to the site would not be easy and the local roads are not really suitable for more traffic, especially near to the school (St Mark's Cold Ash).

Development of the site would lead to the sprawl of development going up Lawrences Lane. This would destroy the character and visual amenity of Cold Ash.

Concern traffic from here would use Cold Ash as a 'rat-run' to reach the M4.

THA008: Land at Siege Cross Farm and Colthrop Manor) / THA007: Land at Harts Hill) / THA028: Land north of Floral Way and east of Harts Hill Road

Development here would contribute to flood risk in Thatcham. The impact of development here would have an impact on the road network in north Thatcham and Cold Ash, especially at peak times, as there are limited alternatives (infrequent bus service).

A gully runs through THA008 which would increase the flood risk.

There are capacity issues at Kennet School, more so than at the primary schools.

THA028 is considered more acceptable than THA007 or THA008.

THA023: Thatcham Garden Centre) / THA009: Land at Tull Way (potential sites for leisure / education)

Planning history of the site is against development. Development could lead to traffic issues on Tull Way.

Some people felt that these sites would not be too bad, while others did not agree.

THA009: Land at Tull Way

Town Vision queried whether this site could be used for an extension of Henwick Playing fields. The view to the countryside are considered very important to the local residents.

THA023: Thatcham Garden Centre

There is a 100 year lease on part of the site, which could affect deliverability.

THA035: Kingsland Centre

The site has planning permission, but nothing has happened.

THA028: Land north of Floral Way and east of Harts Hill Road (a site to be considered further)

Similar comments to THA008.

Residents don't think that development should go here as it could set a precedent for future development on the other side of Floral Way.

A general feeling that this site could be more acceptable as there is already development on the other side of Harts Hill Road.

THA033: 99 Station Road

A good example of infill development.

THA013: 20-26 Chapel Street

A few applications have been in for this site. Only suitable for a small number of homes.

THA029: Former depot at Pound Lane

Land to be sold by WBC. Would be a good site for development

THA034: 1-8 Clerewater Place, Lower Way

The site is currently offices. This could be redeveloped under permitted development rights.

THA025: Land at Lower Way (a site to be considered further)

This site is within the Thatcham Moors Nature Reserve. The site does seem like logical place for development.

THA006: Lower Way Farm

Site is located adjacent to the sewage treatment works and floods. Potentially a site for allotments.

THA004: Rainsford Farm, Crookham Hill

Flooding is a major issue. Marina idea is one of interest. Development here could not take place unless improvements were made to the Thatcham Level crossing.

Potential to open up another crossing of the Kennet through the site. May not be practical now, but should be considered for longer term.

General comments

A large volume of traffic goes from North Thatcham to Basingstoke crossing the Thatcham level crossing. Improvements to this route are required.

Residents don't want development on hillsides.

Open space behind Francis Baily Primary School is included in the preferred option of flood attenuation measures in the Thatcham Surface Water Management Plan (Francis Baily detention basin).

Colthrop – Parish Council asked if there was any reason development could not go here. The vision consultation asked residents if unused industrial land should be used for housing. 70% of respondents said yes.

The Council were provided with a copy of the Thatcham Vision Community Survey results, which summarised below.

After the session, Thatcham Town Council submitted a report that considers the issues that have arisen as a result of the 2007 floods in Thatcham and what measures have been taken. They have additionally submitted 2007 flood survey maps of Thatcham and Cold Ash.

Thatcham Vision

Consultation on the Thatcham Vision with local residents has highlighted several points, which are identified below:

- Residents are opposed to development in green spaces between parishes.
- Would like lots of small developments, rather than a few large ones
- Preference for development to be carried out on unused industrial land before Greenfield
- A need for starter homes, affordable housing and low cost family homes
- The need for additional playing field / sports facilities
- A new secondary school and potentially a new primary school
- Residents are opposed to development on hillsides that will destroy the rural outlook of the town.

**SHLAA Consultation Event - Holybrook, Tidmarsh with Sulham & Theale
10 February 2014**

Present

Brian Bedwell	Calcot Ward Member
Hilary Cole	Executive Portfolio Holder – Planning
Mary Bedwell	Holybrook Parish Council
Clive Littlewood	Holybrook Parish Council
Charles Bateman	Theale Parish Council
David Wood	Theale Parish Council
Nick Flint	Theale Parish Council
Jo Friend	Theale Parish Council
Alan Macro	Theale Ward Member
Paula Amorelli	West Berkshire Council
Alistair Buckley	West Berkshire Council
Sarah Conlon	West Berkshire Council
Caroline Peddie	West Berkshire Council

General comments

Prior to the discussion of individual sites the Parish Councils made some general comments which they thought should be taken into account when considering any more development in this area as a whole. Theale Parish Council also submitted further written comments at the session which note the following:

Item 9 SHLAA Strategic Housing Land Availability Assessment

Some of the assessments already done appear correct but I think Area THE009 should be reconsidered as this would make an ideal site for a new build Primary school with associated playing fields and car parking. This car parking area could also be used for staff and pupils at the sixth form college adjacent on deadmans lane and this would ease the parking in the village especially The Green and Meadow Way.

Existing Primary school land could be sold off for housing, Kept for nursery class use, Part of the land sold to the church so they could build a Parish centre.

Some of the comments I have heard include, the present school site is getting overloaded, not enough room for the children to play properly, we do not want another monstrosity like the one built last year, do not want to lose any land from the recreation ground as play space is essential and hopefully a scooter park can be built in this area. I believe the council do not want to lose control of the practice football area even though an all weather pitch sounds tempting but will come with large maintenance costs.

The last few comments are not really housing related but may be if Theale develops in the next Twenty / Thirty years as people hope, Schooling will be a major issue, so get it right first time and save money in the long run.

Serious consideration must be given is not to have any more new housing in Theale until Thames Water find a permanent solution for their waste water problems.

Infrastructure:

Both Councils were very concerned about the impact on the existing infrastructure and thought that in general facilities needed improving.

Holybrook Parish Council commented after the meeting that there is a general lack of amenities and facilities in Holybrook Parish. There are for example, no shops, post office or doctors' surgery to name but a few, and further housing would inevitably mean more vehicular traffic in an area that is already stretched to cope with existing traffic volumes.

Transport:

Transport issues and the impact on Junction 12 of the M4 were at the forefront of everyone's concerns, and following the meeting Holybrook Parish Council commented that West Berkshire Council will already be well aware of the very serious concerns about the impact the IKEA development will have around Junction 12 of the M4. These two sites could not be closer to Junction 12 and if development on either of them were allowed to go ahead, this would only exacerbate the traffic problem.

The Berkshire Fire and Rescue Service will has given notice that it will be relocating its Control Centre from Dee Road in Reading to Pincents Lane and there are discussions about creating a new Fire Station located in Theale. Once these go ahead, fire appliances will need good, unfettered access to the M4 and A4. The developments with the additional traffic they will generate would only serve to worsen the problem for the Fire Service.

Education:

Education issues were also of particular concern. Schools in Calcot were thought to be full and there was concern for both the primary and secondary schools in Theale. It was felt a holistic and long term approach should be taken to the education issues in Theale - if we got it right the first time it would save money in the long run.

Theale PC has heard comments that the present school site is getting overloaded and that there is not enough room for children to play properly. If Theale develops in the next 20/30 years, schooling will be a major issue. Important to get it right first time.

Following the meeting, Holybrook Parish Council advised that Councillors would question whether the local schools are able to accommodate increased numbers of children. It is believed that the primary and secondary schools, both in Theale and Calcot are already full and if so, the education infrastructure would prove inadequate.

Other:

In general, Theale PC felt that Theale should be allowed a period of consolidation after the Lakeside site has been developed.

It was noted that about 40% of the residents of Theale parish are of pensioner age or are single occupancy households and that this should be taken into account.

It was also noted that there have been some discussions elsewhere about a new fire station being located in Theale.

Theale Parish Council commented that Thames Water must give serious consideration to waste water problems before any housing is built.

Theale also noted that none of the recreation ground should be lost because play space is essential and a scooter park could be built in this area.

Site specific comments

EUA025 - Land Adjacent to Junction 12 of the M4, Bath Road, Calcot

There was general agreement that the main issues for this site were the flooding issues on part of the site, the impact on Junction 12, the general impact of increased traffic levels as a result of IKEA and the overall noise pollution from the railway and motorway which is exacerbated by the topography of the area.

EUA026 - Land adjacent to Bath Road and Dorking Way, Calcot

It was considered that this site has potential for development but that the traffic implications would need to be carefully considered.

EUA025 - Land Adjacent to Junction 12 of the M4, Bath Road, Calcot

EUA026 - Land adjacent to Bath Road and Dorking Way, Calcot

Following the meeting, Holybrook Parish Council commented that if, as a result of the IKEA development, any major improvements were considered necessary to Junction 12, these would be prohibited if housing were already constructed on that site.

The potential for flooding is high in this area. Much of that area was under water for some months earlier this year and a thorough flood risk survey would need to be undertaken before any development took place.

This site is immediately adjacent to the busy M4. The noise level would be such that it would be most unlikely to be an attractive area in which to live.

The site also contains a WW2 'pill box'. It is believed that some while ago this was designated as a refuge for bats. This would require investigation, as would the question over whether this was considered to be a Listed 'building' of any description.

Some while ago, there was a proposal to situate a 'Park & Ride' facility in the areas now under consideration. This was rejected on appeal since even at that time it was recognised that the area around Junction 12 was congested.

There is a belief that contained within the overall Planning Strategy for West Berkshire there is an ambition to retain spatial distance between the communities of Calcot and Theale. Any development in this area would negate such an aim and would mean that the two communities were separated only by the line of the motorway.

The Parish will vigorously oppose any application for development on these sites.

EUA027 – land north of Pincents Lane, Calcot

The main issues here were to do with access and traffic and also that the site was in the AONB.

EUA037 - Former Horncastle Ford Site, Bath Road, Calcot

It was felt that this had potential for development, particularly for apartments.

EUA007 – Turnhams Farm, Pincents Hill

The traffic implications of any development here were of most concern. It was noted that Junction 12 and the Sainsbury's roundabout are already congested and that with the IKEA development access could be particularly difficult. The traffic issues would also affect surrounding sites such as EUA025 and THE005. There is also potential for flooding on the site.

THE001 - Former Sewage Works, Theale

THE002 - Whiteheart Meadow, Theale

THE005 - Land at Junction 12, Theale

There was general agreement that these should be considered as one site. There was potential for flooding on the site as it was known that both THE002 and THE005 take the flood water from Sulham Brook. Noise issues from the M4 were of concern as were the overhead power lines, access and potential land contamination issues from the sewage works in THE001.

THE004 - Land to the south of the High Street, Theale

The location of Theale Community Hall needs to be considered in any development on this site. The detrimental impact on the rear view of existing housing, access and flooding were the other main issues highlighted

THE003 - North Lakeside, The Green, Theale

The main concerns focussed on access issues which would be via St Ives Close. A planning application currently exists for half the site.

THE007 – land at Theale Boating Lake, Station Road, Theale

There was general agreement with the WBC assessment that this was currently not developable

THE009 - Field between A340 and The Green

It was suggested that this area would make an ideal site for a new build primary school with associated playing fields and car parking. This car parking area could also be used for staff and pupils at the sixth form college adjacent on Deadmans Lane and this would ease the parking in the village especially The Green and Meadow Way. There is also the potential to use this site as an overflow car park for other schools as Theale Green School will also need to be expanded. There are flooding issues on a section of the site which is waterlogged at present. If this was pursued, it was suggested that the existing primary school could then be sold off for housing, kept for nursery class use, or part of the land sold to the parish church so that they can build a parish centre.

There was concern expressed that this site should not be developed in addition to THE011 as it would be too much in this area.

THE011 - Lakeside, Theale

It was noted that the former railyard site will need to be decontaminated and that when developed, this site would increase Theale's housing by 30%.

**SHLAA Consultation Event - Purley on Thames and Tilehurst
10 February 2014**

Present

Jean Gardiner	Tilehurst Parish Council
Jacky Major	Tilehurst Parish Council
Rick Jones	Purley on Thames Parish Council
Graham Rolfe	Purley on Thames Parish Council
Tony Linden	Ward Member for Birch Copse
Sarah Conlon	West Berkshire Council
Rachael Lancaster	West Berkshire Council
Caroline Peddie	West Berkshire Council

Site specific comments

EUA35: 72 Purley Rise

Purley on Thames Parish Council have great concerns about this site. They would not want to see it as a Gypsy and Traveller site. The site has more previous planning history than that stated in the SHLAA and this should be updated. The site has had two applications refused, one of which was refused at appeal, and it has an extant planning permission for one 2-bed house.

The Parish Council are keen that the Inspector's decision on the application be considered, especially with regard to the rural nature of the area and the potential for further encroachment towards Pangbourne (12/02215/FULD – 72 Purley Rise).

EUA30 Land north of Purley Village

The site is not currently developable.

EUA34: 1053-1057 Oxford Road

This site has planning permission and development is currently under construction.

EUA10: Land between Oxford Road and Theobald Drive

The site is not currently developable.

EUA008 Stonehams Farm, Long Lane

EUA003 Stonehams Farm, Long Lane

Tilehurst Parish Council are strongly against any breach of the settlement boundary. The Parish Council stated they were aware that these sites would come forward as the next pressure points within their parish. They are outside of settlement and would encroach into the AONB which would potentially set a precedent for further development beyond these sites.

The Parish Council feel there are insufficient facilities to sustain more development - the schools and doctors surgeries are full. Whilst these two sites are currently dry there are drainage issues.

It was explained by WBC that as part of the Local Plan process the settlement boundaries would be reviewed and any site allocations would be included within the revised settlement boundary.

After further discussion it was considered that developing part of EUA008 would be the most sensible approach given the area will need to accommodate more houses – this would enable the settlement boundary to be amended to include some of EUA003 and EUA008. This would need further consultation with the Parish Council and local Ward Members should it be progressed.

EUA031: Land to the east of Sulham Hill

This site is used for equestrian purposes and is seen as important open space by the community. Concern was raised as to where the horses would graze and people ride horses if this site was developed – an alternative would need to be found, but it was felt that there were no alternatives.

EUA032: Land to the east of Sulham Hill between Barefoots Copse and Cornwell Copse

EUA033: Land to the east of Long Lane and south of Blackthorn Close

The Parish Council would be very concerned about the development of these sites. They are currently very wet. Development here would impact on the AONB and the adjacent woodland. Despite the woodland being poorly maintained, it is seen as valuable open space by the community.

It was explained by WBC that development on sites within the AONB would count towards meeting the housing figure for the AONB but would actually be meeting the needs of the Eastern Urban Area.

Tilehurst Parish Council feel EUA031 / 032 / 033 are most vulnerable and they would rather other sites were developed before these are considered.

EUA024: The Colonade, Overdown Road

The site is within the settlement boundary and therefore there is a presumption in favour of development.

EUA036: Land at Little Heath Road

The site is currently not developable. The location of the site within the AONB was discussed, along with the impact on the road network. Kiln Lane experiences drainage problems and therefore the site can be very wet.

EUA001: Dacre, New Lane Hill

EUA011: Land north east of Calcot Park Golf Club

These sites are within the settlement boundary and therefore the Parish Council are not surprised that they have been submitted as part of the SHLAA. Whilst not very accessible, the Parish Council would not be against development on these sites.

EUA005 Land at Calcot Golf Course, Calcot Park

Same comments as EUA001 and EUA011.

EUA016 Murdochs Diner, Bath Road

The Parish Council would not be against the development of this site, but stressed that any development would need to be appropriate.

EUA007: Turnhams Farm, Pincents Lane

The Parish Council are very concerned about this site. It has very poor access, is used by the community to walk and it is seen as an extension to existing open space within the parish. The pressure that would be placed on Tidmarsh Road, Langley Hill and Pincents Lane would be significant in terms of traffic generation. The expected increase in traffic within the area when IKEA opens will only exacerbate the existing problems.

There is strong opposition to development on this site by the local community, Ward Members and MP.

The Parish Council would like to see the Inspector's Report for the previous application be taken into account when considering this site (09/01432/OUTMAJ).

EUA004: Land at Pincents Lane

EUA027: Land north of Pincents Lane

Both sites have poor access and would have a significant impact on Pincents Lane and the surrounding roads. The Parish Council also have concern about encroaching into the AONB.

EUA013: Turnhams House, Pincents Lane

This is a large plot with one house and could potentially fit a fair number of dwellings. Accept that it would be considered as previously developed land but would not like to see flats on this site.

The Parish Council would like to see some small bungalows for the elderly within the area, and could see potential for EUA013 to provide such development. It was stressed that with an aging population there needs to be consideration given to providing bungalows near to shops, bus stops etc to allow people to downsize but stay within the area.

EUA025: Land adjacent to Junction 12 of the M4

EUA026: Land adjacent to Bath Road and Dorking Way

Tilehurst Parish Council would be against any development on either of these two sites. EUA025 is within the flood plain and there should be sufficient land to soak up flood water. Development on EUA025 especially could result in flooding within the Beansheaf area.

General comments

Purley on Thames Parish Council raised concern over the loss of identity of settlements/villages. There is concern that development will result in Pangbourne and Purley on Thames merging similar to creeping development between Tidmarsh and Pangbourne. The identity of villages and the rural character of the area is what makes the District so attractive and it is important that this is maintained.

Purley on Thames has experienced a lot of infill development in recent years, mainly large family homes. There are no problems in selling these homes so there does appear to be a level of demand but the Parish Council are not aware of any latent demand beyond this. They have explored the possibility of carrying out a Housing Needs Survey for the parish but Purley is not seen as rural, therefore there is no support from the Rural Housing Enabler for this study.

Purley on Thames Parish Council suggested an alternative site for development which they would have no objection to, however this site has not been promoted to us.

Tilehurst Parish Council would not be against development on EUA037 as the site is already within the settlement boundary and providing housing would improve the image of the site. The site has been marketed for a car dealership but there is no market for this.

Tilehurst Parish Council do not see that there is much scope within the parish for further development. There is a strong desire to keep green spaces and allow areas to absorb rainwater to alleviate flood risk.

It was asked how windfalls are taken into account and it was explained by WBC that an element of windfalls are included within the housing figure but it needs to be demonstrated through the plan process that there are sufficient deliverable sites to meet demand without relying on windfalls.

**SHLAA Consultation event – Bradfield South End and Pangbourne
10 February 2014**

Bradfield South End

Present

Andrew House	Bradfield Parish Council
Paul Isherwood	Bradfield Parish Council
Quentin Webb	Ward Member for Bucklebury
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Alistair Buckley	West Berkshire Council

The Parish Council began by explaining that the parish was generally happy with organic growth rather than large scale development. This is set out in the parish plan. The size of the SHLAA sites was of concern and there was a view that the infrastructure of the village could not cope. There is one shop and one pub. Concern was also expressed about light pollution and noise pollution. There is limited public transport which could be an issue if social housing were to be provided in the village. Generally accessibility was felt to be poor, specific issue include Union Road, which has limited volume and South End Road which runs parallel to the A4 and therefore gets used as a rat run. Impact on the AONB is a further issue – it was explained that additional landscape work needs to be carried out for these sites.

Site specific comments

BRS002: Corner of Cock Lane and South End Road

This is a smaller site which was considered to better reflect the Parish Council's preference for incremental growth and is therefore less unacceptable. Development in the area has generally been along arterial routes and this type of ribbon development may be better. Some concern over the access onto Cock Lane.

St Peter's Church issue was discussed, as St Andrews may be closing, with St Peter's expanded as an alternative. This would be funded by housing at the back of the church.

BRS003: Land to the north of South End Road

Issues with the width and the ownership of the current access were discussed. Properties would need to be purchased to resolve this. There are also Tree Preservation Orders to the east of the site and at present there is standing water on the site. If this was developed together with BRS004 and BRS005, this would have a disproportionate impact on the settlement.

There is water run off from BRS003, BRS004 and BRS005.

Potential for light and noise issues.

The lack of footpaths and on street parking is an issue for the local school.

BRS004: Land off Stretton Close

This site is well screened by trees and could be more acceptable for a small amount of development. The site regularly has standing water on it. Access considered acceptable.

BRS001: Land to the south of South End Road

Concern over the differences in levels on the site and the flood risk, particularly in the southern part of the site. This would have implications for future flooding at Pangbourne. The scale of the site would distort the village and is contrary to the organic and linear development preferred by the Parish Council and set out in the Parish Plan.

Potential for light pollution issues.

Lack of employment opportunities within the village would result in an increase in commuter traffic.

Development would increase flooding downstream due to surface water run-off from the site.

BRS005: Land at Crackwillow, Cock Lane

The road was considered sufficient for the Montessori school; however additional traffic would cause a serious hazard onto Cock Lane which is a narrow rural road.

Pangbourne

Present

John Higgs	Pangbourne Parish Council
Mavis Law	Pangbourne Parish Council
Pamela Bale	Ward Member for Pangbourne
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Alistair Buckley	West Berkshire Council

The Parish Council recognised that there are limited sites available within Pangbourne, due largely to flooding issues.

PAN011: Pangbourne College Boat House

This was not felt to be suitable for any development due to its position adjoining the River Thames. The Parish Council agreed with the Council's assessment of not currently developable.

PAN001: Jesmond Hill, Bere Court Road

This site, which has been assessed as potentially developable could be acceptable to the Parish Council for a smaller number of dwellings. However the access, along Green Lane, would be of concern.

PAN002: Land north of Pangbourne Hill and west of River View Road

This may be acceptable for a smaller amount of houses. Landscape work shows that only part of the site would be appropriate. The Parish Council thought that it would be accessed off River View Road. Access onto Pangbourne Hill would be difficult, particularly for a larger number of dwellings. Visibility would be poor. The Parish Council felt that there would be a need for a footpath into Pangbourne. Is the road here wide enough for this?

PAN009: Burghfield, Pangbourne Hill

PAN010: Land off Bere Court Road, Centenary Field

Both of these have been assessed as not currently developable by the Council. The Parish Council agreed with this for reasons including the poor accessibility, distance from the main part of Pangbourne and the more rural nature of these sites. The landscape impact in terms of the AONB was a further issue.

**SHLAA Consultation Event – Chieveley
4 February 2014**

Present:

Mike Belcher	Chieveley Parish Council
David Cowan	Chieveley Parish Council
Tracy Snook	Chieveley Parish Council
Ian Wooler	Chieveley Parish Council
Alistair Buckley	West Berkshire Council
Rachael Lancaster	West Berkshire Council
Caroline Peddie	West Berkshire Council

The parish council held a public consultation event with the residents of Chieveley on Saturday 1 February 2014.

General feedback – housing should meet local needs.

The village is seen as doing well. There is a feeling that the development at Bardown is the only development needed in the village.

People accept that development is required and feel that about 50 dwellings would all the village needs.

Following the consultation event, the parish council submitted further comments which are included in Appendix 7.

Sites within Chieveley Parish, but close to Hermitage (eg. around Oare) have a Hermitage code as they relate to Hermitage village. Oare is not a service village and does not have a settlement boundary, therefore sites will only be considered if they relate well to Hermitage.

Hermitage Parish Councillors confirmed that Manor Lane Oare was considered as countryside and not part of Hermitage and that access on Manor Lane was a very poor standard. Chieveley Parish Councillors did not consider there was a rational basis for expanding the Hermitage settlement boundary to include Oare and therefore the HER011 sites on Manor Lane should remain in the countryside and no allocated within settlement boundary.

Site specific comments

CHI021: Land at Bardown

This site is deliverable, although nothing has happened on site. The Parish Council supported the redevelopment of the site in principle at the time of the application and continues to do so although they made objections to the adequacy of the landscaping and would continue to seek an improved scheme. Planning permission is close to expiring (approved 18 March 2011, with condition for development to start within 3 years – will expire on 18 March 2014) unless work starts on site or renewal application is submitted. It might be possible to review the settlement boundary at Bardown but the site would remain 'previously developed land'.

Landscape issues mean that the site is not a great place for development, but local people accept that it should be redeveloped. However, many people consider the approved density to be too high (75 dwellings).

CHI002: Land west of Chieveley Village and north of Manor Lane

A high number of people had raised objections to the scale of this site but some development at this site at low density may be ok. The availability of the site is uncertain.

Landscape assessment work would need to be taken into consideration and good landscaping to the western boundary to reduce impact on the AONB.

CHI016: Downend, Morphetts Lane

Access to the site is via an unmade track and the need for the track to be adopted by WBC would be an issue. Site could be included via the settlement boundary review, rather than through allocation of the site, this was seen as the only possible way the site could be developed. Parish Council felt that this location is in the countryside and there was no obvious reason to change the settlement boundary to include all of Morphett's Lane.

CHI007: Land north of Manor Lane

Site was associated with the previous local plan site to the north (The Green) as protected open space as set out in the Appendices to the previous local plan as Adopted 2002 (page 150) and this had been agreed by the landowner at the time, when the site had been allocated, with the right of veto to be given to the Parish Council. The policy protecting the land has not been saved, and therefore, does not apply any more. WBC to check agreements made regarding the land.

General feeling of the Parish Council is that this site should stay as agricultural land/open space in line with what had been agreed previously.

Some general points were made about sites on the western side of the village: the Village Design Statement describes much of Chieveley as 'hidden' from the outside and this should be maintained; traffic impact on the High Street is a major concern; drainage systems are stressed and the High Street suffers from surface water runoff.

CHI011: Chieveley Glebe, East Lane

CHI008: Land adjacent to Oxford Road

A number of people had stated that they would rather see development occur to the east of the village than the west, with access on to Oxford Road or East Lane rather than the High Street.

There are traffic issues associated with the doctor surgery and the cemetery is full, therefore, development here could help to solve some of these issues.

The Parish Council thought this was a potential option for the next stage of consultation.

CHI010: Land adjacent to Coombe Cottage, High Street

Access to the site is limited and is opposite a nursery school.
Could be a site considered as part of the settlement boundary review.

7 units too high – possibly 4.

CHI015: Land at School Lane

This site has not had a landscape assessment done on it. Comments from the consultation event were closely balanced regarding this site, many people felt quite positively about the site if it could deliver parking for the school, although it did raise other issues of traffic outside the school and landscape impacts. The Parish Council would want to see some formal/enforceable agreement in place to ensure the parking for the school is provided should the site be considered further and with a proper landscape assessment and landscaping scheme.

CHI017: The Old Stables, Green Lane

CHI001: The Colt House, Green Lane

The Council are not really in the business of allocating gardens, if these were to come forward it would be through the Settlement Boundary review.

The Council had recently refused planning permission on part of CHI017 and there is a September 2013 appeal decision also refusing development in which the Inspector found this to be a natural break in built development on the west side of Green Lane where development would harm the character and appearance of the surrounding area.

This area of the village is seen as an area of special rural character and a green lane in the village. There are strong views from residents and the Parish Council that the settlement boundary should remain as it is in this area.

CHI009: Land south of Graces Lane

The site is ruled out on landscape grounds, and would have a bit impact on the visibility of the village from outside.

General comments

- Better health services and facilities are needed (Doctors surgery is at capacity)
- Chieveley Primary School is full and is there capacity at the Downs?
- Traffic and safety, especially through the High Street and outside the schools & nursery.
- Public Open Space is important.
- Rights of Way
- Landscaping to limit impact on the AONB.
- Social Housing
- Pre-school / nursery places
- Will provide copy of Consultation Report when available.

Settlement Boundaries

Nothing fundamentally wrong with tried and tested settlement boundary criteria which have served their purpose well. No reason for settlement boundaries to change where nothing much has changed e.g. Morphetts Lane and Green Lane.

CP said settlement boundary criteria and reviews would be included as part of Issues and Options consultation. This would be when any settlement boundary changes below service village level would be considered.

SHLAA Consultation Event – Compton 4 February 2014

Present

Mark Birtwistle	Compton Parish Council
Keith Simms	Compton Parish Council
Virginia von Celsing	Ward member for Compton
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Sarah Conlon	West Berkshire Council

Prior to discussion on the individual sites the group raised a number of points as set out below:

Compton Parish Council (CPC) queried how the Supplementary Planning Document (SPD) for the Institute site fits in with the SHLAA sites and what weight does it now have? It was explained by West Berkshire Council (WBC) that the SPD relates to a particular site that was identified within the Core Strategy as an opportunity site. The SPD still holds the same weight in decision-making.

It was queried why the SHLAA commentary for COM010 does not mention that it is contaminated, but the commentary for COM004 does. It was explained by WBC that this is because the Council have varying amounts of information for each site within the SHLAA. Due to the work on the SPD for COM004 WBC know more about the site and know that there is a degree of contamination on the Institute site. The Council do not have such information for COM010 and therefore it is not within the SHLAA commentary.

The Parish Council feel the SPD for the Institute site takes a reasonable approach to development and accept there will be development on this site. The SHLAA now creates an element of confusion as there are so many other sites now being considered. It was explained by WBC that the SHLAA does not allocate sites but identifies those sites that are available within the village for development or allocation over the plan period to meet the identified housing need. There is no guarantee that the Institute site will come forward for development within this plan period, therefore the SHLAA sets out other possible options should they be required.

Site specific comments

COM001: Land to the east of Yew Tree Stables
COM012: The Paddocks east of Roden House

Keith Simms declared an interest in this site given the location of his house. The Parish Council feel development on these sites would merge the village with the industrial units beyond – the distinction should be maintained. COM001 is considered as important open space to the community and whilst access to the site is good, the community would be against development on this site. The topography of the site could result in any development being visually prominent. The impact on the conservation area would need to be considered.

Development of the site would be detrimental to the character of the village and would fail to enhance the AONB.

COM002: Land to the south east of Compton

The Parish Council agree that this site is not currently developable. The railway line forms a physical boundary to the settlement and the Parish Council would not like to see development on the other side of the railway line – it is not well related to the existing village and development outside of the boundary would be considered inappropriate. Flood risk on this site is more significant than the Environment Agency flood zones identify. Proximity to Scheduled Ancient Monument is a concern.

There is also potential for flooding on the site – the site and access road has suffered flooding recently as can be seen in Appendix 3.

COM004: Pirbright Institute site, High Street

Development of this site should be carried out prior to introducing new sites within Compton. The Council insists that the cricket patch is protected from development.

The Parish Council would not like to see this site left derelict and vacant, and would support allocation of the site within plan. It is possible that the Institute may not vacate the site for another 2 -3 years.

COM004A: Greens Yard, High Street

This site already has planning permission.

COM005: Fairfield

This site already has planning permission.

COM006: Mayfield Farm, Cheseridge Road

COM007: Land between Cheseridge Road and Ilsley Road

Development on these sites would extend the village too far. Flood risk and access with COM007 raises concern.

Potential access to COM007 from Ilsley Road is not deemed to be satisfactory.

There is significant concern over the risk of flooding to COM007 which provides a significant flood plain protecting the village. The site recently flooded, as shown in Appendix 3.

COM008: Rear of Mayfield Cottages, Ilsley Road

This site is very open and landscape impact would need to be considered.

There is significant concern over the risk of flooding on this site which provides a significant flood plain protecting the village. The site has recently flooded as Appendix 3 indicates.

COM009: Land between Ilsley Road and Churn Road

This site would be difficult to access off the Ilsley Road, and access via Churn Road would not be desirable given its rural nature. Increased traffic along Churn Road could impact on the cricket pitch if additional land was required for visibility splays/road widening. However, a portion of this site is seen by the Parish Council as

the most suitable option – area between COM011 and COM010 subject to ensuring the issues re: access can be overcome.

COM010: Land to the west of Churn Road

Contamination issues with this site and access via Churn Road is undesirable.

COM011: Land to the north of Illsley Road

The Parish Council would not like to see this site developed as it would infill the area between the existing settlement and the small cluster of properties by Down House – this would extend the village too far along a busy road. The access to the site raises concern.

General comments:

In respect of sites COM007/008/009/010/011, CPC comment that the SHLAA document refers to site contamination in COM004, however there is concern that sites COM007/008/009/010/011 will also have similar contamination due to being owned by the same owner and therefore having the same use.

The Parish Council suggested that a long thin area of land to the south west of the village, opposite the Downs School, would have been an acceptable location for development as this would be in close proximity to the school and allow for reduced speed limits along this stretch of road. No land in this location was promoted to the Council through the SHLAA process.

It is felt that no extension to the settlement boundary should be considered until the plan for the development of the Pirbright Institute Site, COM004, have been finalised and all brownfield sites within the village have been developed.

**SHLAA Consultation Event – Great Shefford
27 January 2014**

Present:

Sue Benn	Great Shefford Parish Council
Jim Carter	Great Shefford Parish Council
Gareth Knass	Great Shefford Parish Council
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Sarah Conlon	West Berkshire Council

Site specific comments

GSH002: Land south of Wantage Road

The Parish Council would object were this site to ever come forward. They noted that water runs down from the hills into the site. The landowners of the site have stated in the past that they would sort out flooding.

It was highlighted that the Parish Plan states that there should be no additional housing outside of the settlement boundary.

GSH001: Land west of Spring Meadows

Following the session, GSPC discussed the site at a Parish Council meeting. The Councillors, whilst having no objection to some development on the site, have a number of serious concerns that they wish are taken into account should the site be developed. The points from the parish council meeting are incorporated with the notes from the session below.

The Parish Council has discussed this site in the past – objected at the time due to Parish Plan reasons. It was noted that development would affect residents in Spring Meadows.

The discussion around the site focused primarily on flooding and access/highway issues. Overall, flooding was considered to be the main issue for the site.

Flooding:

- Parish have concerns that technical solutions will not work.
- 2007 flooding caused by significant storm event. Flooding could be exacerbated by further development.
- Some of the houses adjacent to the site have been affected by flooding (the site was a water meadow).
- Flooding issues need to be considered before development takes place in the Lambourn Valley.
- The capacity of the sewage network was questioned – Thames Water has told the Parish Council that they have solutions, but there are still issues.
- Development should only be allowed once the Lambourn Valley Flood Risk Management and Action Plan issues have been satisfactorily resolved, and that hydrological cumulative effects be fully considered (flooding and sewerage issues here);

Access:

- Spring Meadow, which the site adjoins, is a narrow road and there is a lot of on-street parking. There are no pedestrian walkways in some parts.
- Construction access – there are alternatives to Spring Meadow – for example the farm track

Density:

- A development should be at a lower density than the existing estate at Spring Meadows (not taking into account the recently built flats on the former football club ground) and of larger family dwellings;
- The only developable land should be considered when calculating housing numbers

Open space:

- That there should be an element of open space mirroring the open space along Spring Meadows and Blakeney Fields

Design:

- That design should ensure that there is no future opportunity to extend elsewhere in the AONB (dead end roads)

Parking and traffic

- That there should be substantial car parking provision for new dwellings in excess of 2 off road spaces per dwelling minimum average, and that visitor parking spaces should also be provided and consideration given to mitigate the existing parking issues on Spring Meadows;
- That construction traffic should be required to come via the farm access, not Spring Meadows/Blakeney Fields;
- Pavement issues and parking issues in Spring Meadows should be further considered along with very careful and sympathetic design of join to existing road
- Mitigation for the poor road condition in Spring Meadows should be provided through hypothecation of development highways contributions;

Rights of Way

- That there should be footpath link(s) to the right of way around the development

Affordable Housing

- That given our updated affordable housing survey work, affordable housing provision should be reduced to the level that there is demonstrable need from a family within the Parish or immediate local downs area, i.e. be based on local need only;

Other issues:

- When the land adjacent to GSH002 was originally developed, it was felt that this site may be able to offer recreational benefits.
- Lack of services in Great Shefford, e.g. public transport. The Parish Council queried if this would be considered – West Berkshire Council (WBC) confirmed

that it would in the site selection process for the Site Allocations and Delivery Development Plan Document.

- Housing numbers – need to consider the rise in height of the land – some existing dwellings could be dominated by any future development.
- That there should be a buffer zone between the first dwellings and existing properties at Spring Meadows, given the site levels, and that this should be informal green space landscaping in keeping with the remainder of Spring Meadows;
- Street lighting should be at a much reduced level than present in the Spring Meadows estate (which already impacts on the AONB), and any provision should include an appropriate impact assessment on the AONB with suitable mitigation;
- Regard should be given to wildlife in the local area in scheme design and open spaces, any impacts on boundaries and hedges should be assessed and mitigated for;

General comments

Northfield Farm – various applications for dwellings here and the Parish Council have objected in the past. They queried if there would be any development here. WBC confirmed that rural sites are not being considered at this stage in the process. Any further development in this location would be dealt with on a case-by-case basis.

**SHLAA Consultation Event – Hermitage
4 February 2014**

Present

Ruth Cottingham	Hermitage Parish Council
Margaret Goodman	Hermitage Parish Council
Quentin Webb	Ward Member for Bucklebury
Alistair Buckley	West Berkshire Council
Rachael Lancaster	West Berkshire Council
Caroline Peddie	West Berkshire Council

Sites within Chieveley Parish, but close to Hermitage (eg. around Oare) have a Hermitage code as they relate to Hermitage village. Oare is not a service village and does not have a settlement boundary, therefore sites will only be considered if they relate well to Hermitage. Chieveley Parish Councillors asked why Oare sites had been considered at all as Oare is not in the settlement hierarchy, CP said they were included in the SHLAA in order ensure that all alternative sites for Hermitage had been considered.

A potential employment site near to HER001 has not been submitted as part of the SHLAA, although conversations have taken place between the developer and the Parish council.

Site specific comments

HER001: Land off Charlotte Close) / HER004: Land to the SE of The Old Farmhouse

This site is seen as being key to preventing flooding on Lipscomb Road and the surrounding area. A drain runs through the site (from HER004 into HER001). Flooding occurs near to the Priors Court Road Roundabout and the Village Hall has been flooded in the past (flooding particularly occurred in the area in 2007).

Access to the site could be an issue, especially if access is required from Charlotte Close.

Hermitage is desperate for allotments, Parish Council have approach the land owners of HER004/009. This use could be considered on areas not suitable for development.

HER009: North of Primary School, Hampstead Norreys Road

Development in this area would ruin the rural aspect of the school. The site, and surrounding woodland is a wildlife corridor. Development in the area would break up this corridor.

There are traffic issues associated with the school, and this is likely to get worse if development occurred at this site. The Parish Council have asked the council for a parking survey for outside the school. Generally there are a lot of HGVs travelling through the village

There are potential flooding issues around Orchard Close. Some work was done following the 2007 floods, but there is often standing water following prolonged heavy rainfall.

Sewer flooding is also an issue in the area. Thames Water has installed a pumping station, but this is currently at maximum capacity as are the drains running through the village.

Accessibility and road widths need to be considered which ever sites are taken forward. There must be adequate parking on site.

There are no health services in the village, residents have to travel to Chieveley, Compton or Chapel Row. There is a desire in the parish plan to provide some level of health facility (even if only part time) in the village.

HER010/012/013/014/015: Site around Oare

Access to these sites is poor, Manor lane is very narrow. Oare isn't seen as part of Hermitage. The Motorway should not be seen as a barrier for infill development.

Landscaping is the key factor.

HER011: North of Manor Lane

Parish council questioned why this site was considered to be developable while the other sites around Oare are considered not developable. This was due to the location of the eastern most part of the site adjacent to the B4009.

Concerns related to the proximity of the motorway. Hermitage Parish Councillors confirmed that Manor Lane Oare was considered as countryside and not part of Hermitage *and that* access on Manor Lane was a very poor standard. Chieveley Parish Councillors did not consider there was a rational basis for expanding the Hermitage settlement boundary to include Oare and therefore the HER011 sites on Manor Lane should remain in the countryside and not allocated within settlement boundary.

HER016: Land off Hampstead Norreys Road

Seen as very close to the motorway, which could cause noise and health issues for residents.

The proposed gypsy site to the north of the motorway was objected to by the Parish Council on similar grounds.

General comments

The Parish Council raised the issue that Hermitage has seen a significant growth in number of homes in the village (c. 50%) in less than a decade without any upgrade to the infrastructure.

Fears raised that new developments would be as overfilled as the development at Forest Edge and that concerns re. developments in neighbouring villages would have significant impact on Hermitage in terms of traffic throughput.

Gypsy and Traveller sites

The Parish council asked whether any G&T sites had been submitted in the SHLAA. The Council responded that only 1 potential G&T site has been submitted, however,

the council does need to provide a 5 year land supply for sites, so will be looking for sites.

HER009 is seen as the most acceptable site but would need to improve the road network and have a decent (low) density of development. A Landscape Assessment of the site would be required.

HER001/004 is not really seen as being suitable, although a few homes off Charlotte Close could be considered. The traffic impact would be less here than in the north of the village.

Education

The Schools are full; therefore, there are issues of getting children into the local school.

Flooding

Flooding in the village is a major concern for the parish council. WBC is currently consulting on the Local Flood Risk Management Strategy, any comments on the strategy or details of localised flooding should be fed into the consultation. <http://www.westberks.gov.uk/index.aspx?articleid=28425>

**SHLAA Consultation Event – Hungerford
27 January 2014**

Present

Gillian Holmes	Hungerford Town Council
Rob Megson	Hungerford Town Council Consultant
Denise Gaines	Hungerford Town Plan
Chris Scorey	Hungerford Town Plan
Chris Ticehurst	Resident of Hungerford
Liz Alexander	West Berkshire Council
Alistair Buckley	West Berkshire Council
Sarah Conlon	West Berkshire Council
Caroline Peddie	West Berkshire Council

The group raised a number of questions (as follows) prior to discussion on the individual sites:

- The clash of meetings (Planning and Education) has meant that the availability of Town Councillors is limited.
- It was asked when consultation will take place on the Site Allocations and Delivery DPD. WBC explained that it is difficult to put a timescale on this at the moment but there should be more consultations later this year.
- There was a discussion around housing densities and concern was raised that the yields from the sites within the SHLAA seemed very low. It was felt that if a site was to be allocated with a housing figure based on 20 dwellings per hectare (dph) as used in the SHLAA this could result in the site actually being developed at a higher density and thus a higher number of houses in total would be developed than that allocated or expected. There was also concern that low density developments may prove unviable or that only large 4 / 5 bed houses would be built which may not meet need/demand. It was explained by WBC that a density of 20dph was used within the SHLAA for all greenfield sites within the AONB to ensure consistency. The Core Strategy includes a policy on housing mix and type which states that lower density developments may be appropriate in certain parts of the District because of the prevailing character of the area and the sensitive nature of the surrounding countryside or built form. The density used gives an indicative potential only, more detailed work may result in a different density for a particular site. In some cases the Council have discounted the site area to take account of constraints such as flooding, and this gives a lower developable area than that submitted. As a result the development potential of the site set out within the SHLAA is less than that being promoted by the landowner/agent in some instances.
- Concern was raised about the education provision within Hungerford, especially regarding the expansion of John O’Gaunt School and the number of houses required to sustain its expansion as set out within the Education Plan. It was explained by WBC that the Education Plan was not reliant on a specific number of houses. Demographic growth within Hungerford has created additional demand on existing provision and this growth is expected to continue, along with housing growth.

- The figures provided within the Infrastructure Delivery Plan (IDP) for Education are very specific and Hungerford Town Council asked where the figures have come from and if these calculations could be made available. It was explained by WBC that the IDP sets out details of the infrastructure identified by the Council and service providers to support the delivery of the housing figure set out within the Core Strategy. The figures provided from WBC Education Department are based on approximate figures for one primary school. The figures were put forward to assist in the formulation of a Community Infrastructure Levy (CIL) for the District, which operates in a different way than S106.
- It was emphasised that WBC Education Department are a key partner in the site selection process and communication between WBC Planning and Education happens on a regular basis and is ongoing.

Before discussion on the SHLAA sites began it was reiterated by WBC that additional landscape work will be carried out on sites within the AONB, particularly for those sites submitted in 2013. The Landscape Assessment carried out for the SHLAA sites pre-2013 is still valid and formed part of the evidence base at the examination of the Core Strategy.

Site specific comments:

HUN001: Rear of Westbrook Farmhouse, Smitham Bridge / HUN008: Hungerford Estate / HUN026 Land at north Standen Road

The topography of HUN026 (especially the larger of the two sites) would make it difficult to develop. Any development would be prominent in views within the AONB. The rural exception site has changed the landscape in views from the west given the steeply pitched roofs. Any development on this site would need to be carefully considered, along with density.

The community have expected for some time that HUN001 would be developed. The landowner has landscaped the south / western boundaries with a strong tree line. Risk of flooding from the river needs to be considered. This site would be seen as the most logical extension to the settlement, but landscape impact should be considered.

HUN008 is considered by some of the landowners to be third tier industrial units. Some units are currently vacant, but there does not appear to be a rush from the landowners to redevelop this site. Given the site is surrounded by residential uses the mix of HGVs with residential vehicle movements can cause problems. The site is not working effectively as an employment site at present but it could in the future. Mixed views on this site.

HUN003: Hungerford Veterinary Centre, Bath Road / HUN005: Folly Dog Leg Field / HUN006: Land at Eddington / HUN015: Land at Bath Road / HUN020: Hungerford Garden Centre, Bath Road

These sites all have easy access to the M4. Traffic congestion is a big concern for Hungerford Town Council. Development in the north of the town would mean less traffic travelling through the town. The distance from these sites and the centre is within walking distance.

HUN003, HUN015 and HUN020 are all previously developed. Unsure how the community would feel about the loss of the garden centre should it be redevelopment but accepts that the site has been promoted for development.

Large underground fuel pipe passes across HUN005. The developable area of this site has been reduced to take account of this.

HUN005 is not favoured for 2 main reasons: 1) extension up the slope is too sensitive; 2) extension along the road to create ribbon development would not be well received by the town.

HUN004: The Chilton Estate, Eddington Lane

Generally supportive of this site – access would not be seen as a show-stopper and a river path from the bottom of the site would provide a walkway into the centre. Maybe consider only part of the site being developed.

HUN006: Land at Eddington

Development here would be an extension to the current development. This is an option even if the other sites to the north of the town are not developed. Access to this site is very steep. Views across from the Common need to be considered.

HUN007 Land east of Salisbury Road / HUN022 Land to the west of Salisbury Road

Concern was raised with developing sites to the south of the town – it was noted that given the size of these sites the traffic generated would have severe implications on the town as all traffic would need to go through the centre and would exacerbate the existing problems. There was also concern of development creeping further south beyond HUN007.

HUN022 has a smaller developable area than the promoted site area. The Town Council mentioned that a reservoir is located beneath HUN022.

HUN007, as with HUN022, is a long way out of the existing centre and not easily accessible. It was felt that at the moment the current built form reaches the crest of the hill and should not go any further. Concern was raised regarding the views within the AONB. Whilst it was acknowledged that the site was accessible to the school, it was felt that the distance from the centre was too great to overcome this.

HUN011: Land off Marsh Lane / HUN012: Land off Smitham Bridge

Access to both sites is a significant constraint. The Town Council would not like to see these sites developed. The area has a very rural feel and is popular with walkers. The flooding issues are of great importance and the relationship of any development with the canal would be a concern. Development here could exacerbate the flooding risk.

In respect of the flooding, while the site was not flooded, it was pretty boggy and the water level high enough so it was close to flooding.

HUN012: Land off Smitham Bridge

Marsh Lane east of the allotments has been partially underwater for a period.

HUN013: Charnham Park / HUN014: Charnham Park

These are sites within a Protected Employment Area. Planning permission for a hotel was granted at appeal for HUN013. Charnham Park is seen as a good quality employment site, and development of either HUN013 or HUN014 for residential could set a precedent and would not be acceptable to the Town Council. The general view of the Town Council was that it would not want to see any employment land/sites lost to residential. It was felt there were better sites which could be developed.

HUN027: The Triangle Field, adjoining the former Priory, Priory Road

This site is a vital facility and recreation area for the town. Concern was raised about the comment within the SHLAA regarding this site and its availability. The Town Council have a long term lease for this site, so there was uncertainty as to why the site was in the SHLAA.

Cllr Cole gave assurances that the recreation space will remain as such in perpetuity, and will discuss the terms of the lease with the Asset Management Team. It was agreed that the text within the SHLAA would be updated to reflect the situation.

General comments and questions

It is noted that as part of the Hungerford Town Plan work was carried out to gather the views of the local community towards development in the town. Generally it was felt that some development would be supported, but that this should be organic growth (smaller sites around the town), rather than one or two big sites. There was a consensus that as whole Hungerford should accommodate no more than 250 dwellings over the whole of the plan period. It was noted that 90 dwellings already have planning permission.

What is to stop a developer putting forward a large site for planning permission once we have already allocated sites within the Plan and it is adopted? This could result in Hungerford taking more housing than allocated, so what are the mechanisms to prevent this?

It was explained by WBC that a landowner/developer could submit a planning application at any time, as they currently do. But if a site outside of the settlement boundary came in once the Plan was adopted and housing sites had been allocated to meet the housing requirement, then this development would be contrary to policy. Such an application could end up being determined at appeal.

Does the settlement boundary have any significance and will the allocations extend the settlement boundary?

It was explained by WBC that the settlement boundaries will be reviewed to include any allocations. The current settlement boundary does still hold significant weight in planning policy terms, with a presumption in favour of development within the settlement boundary.

What percentage is factored into the 5year land supply for windfalls?

It was explained by WBC that an element of windfall development was factored into the figures based on historic pattern of windfalls across the District. This can only ever be approximate.

Why was Lancaster Close (HUN019) removed in this version of the SHLAA?

The Council were informed by Sovereign Housing that they do not currently have plans to develop the site.

**SHLAA Consultation Event – Kintbury
27 January 2014**

Present

Andrew Roles	Kintbury Ward Member
Chris Trigwell	Kintbury Parish Council (Clerk)
Paula Amorelli	West Berkshire Council
Laila Bassett	West Berkshire Council
Rachael Lancaster	West Berkshire Council

Apologies

Tim Davis and Darren Pearce (Kintbury Parish Council)

In preparation for this meeting Kintbury Parish Council had discussed what approach to take to the sites. They felt they had 2 options –

1. Discuss sites and suggest preferred sites
2. Discuss sites only.

Didn't really want to suggest preferred sites, as feel that they have received quite a lot of development since 2006 (about 150 dwellings).

Option 2 was more favourable to them, and therefore, specific discussion of preferred sites had not taken place prior to this meeting.

They did want to stress that the infrastructure of the village, in particular roads and traffic impact, needs to be taken into consideration.

Site specific comments

KIN001: Kintbury Park Farm, Irish Hill Road

Does not relate well to the settlement. Is very visible from the surrounding area, including from the A4.

KIN002 / KIN005: Kintbury Park Farm, Irish Hill Road

Developer has spoken to the Parish Council, who are not keen for these sites to be developed as this would lead to the village extending to the east.

KIN004: Kintbury Park Farm, Irish Hill Road

This site has a long history of proposals for development.

The Parish Council were concerned that the road would have to be widened, and there would be issues with Burtons Hill. The pavement into the village is intermittent.

There was a feeling that development of the site would change the character of the village. Unlikely to enhance the character of the village, it would just be creating development.

This site, along with KIN001, are the first parts of the countryside as you leave the village to the east.

KIN0066 / 007/ 009 / 015: Land to the east of Layland Green

The Parish Council noted that these sites are situated on old clay workings and many of the houses in the area have had to be underpinned due to subsidence. The area is very boggy and there are springs at the top of the hill. Issues of drainage / water diversion would need to be considered.

Landscape assessments have been done for these sites which indicate that only part of the sites would be suitable for development, mainly along the existing building line.

KIN015 is quite steeply sloping.

The Parish Council considers that some infill development in this area would not be completely inappropriate, although large development would be.

They thought that access onto Layland Green would probably be ok.

KIN007 could have access from Craven Close. Cars do park along the road, which could be an issue.

KIN008: Land to the east of Layland Green

They do not really want to see the village extended to the east / south east.

KIN011: Land adjoining The Haven

Access to the site has been left at the end of The Haven, although the road is narrow. Access from the track between KIN011 and KIN016 would not be acceptable to the Parish Council.

They thought that Sovereign Housing may have some involvement with this site.

The site is well screened and cannot really be seen from the wider countryside. There could be some potential for wider development of The Haven which was originally an area of affordable housing (much of which is now in private ownership).

Development of the south eastern part of the site would leave a gap (gardens) between the existing building line and the new development.

Felt that generally residents of Kintbury could see this as an easy option. Although residents of The Haven may not feel that way.

Also felt that there would be no need for further open space on the site as it is next to the recreation ground.

KIN013: Land to the west of recreational facilities, Inkpen Road

They thought the site could be split into 2 areas; as the northern part of the site is quite well related to the existing settlement, with the southern part of the site less well related.

Site is quite visible, particularly the southern part of the site. If any of the site had to be developed then the north eastern part of the site might be suitable.

Access to the site would be a significant issue. Inkpen Road is narrow, and the junction of the High Street and Wallingtons Road is a pinch point for traffic in the village with many cars parking along the roads. The developer has contacted the Parish Council regarding access to the site via the recreation ground. The Parish Council were not happy with this suggestion.

KIN014: Land to the west of Kintbury, Hungerford Road

They considered that the site would be inappropriate for development. No one would disagree with the landscape assessment of the site.

KIN016: Land at Deane, Inkpen Road

Landscape assessment for this site has not been done yet.

Access could be an issue as there are lots of junctions onto Inkpen Road near to the site. There are no pavements along the road at this point. Traffic from the site would be pushed through the village to get to the A4.

Felt that the site is quite remote and is the start of the countryside as you leave the village. Development of the site could begin to stretch development into the countryside. Feeling that the village stops before the site.

Perhaps part of the site could be considered, potentially a couple of dwellings along Barrymore Road. They thought this could be more favourable than anything along Inkpen Road.

General feeling that development of this site would be urbanising the rural area and new development would create visual harm to the surrounding character of the area.

General comments

The Parish Council felt that they have positively responded to developments at Hop Gardens, so feel that they have done their bit to provide housing.

The area of open space at the centre of the village (near to Hop Gardens) is protected by S106 and a covenant. Potential for designation as local green space through the SAD DPD's review of open space should the parish council want to pursue this (details of this will be sent to parish councils in due course, it does not form part of this consultation).

The road network is a primary concern; even junctions onto the A4 can be difficult.

They felt that the Settlement Boundary should stay the same, unless some areas designated for development.

WBC emphasised that development needs to be right for Kintbury; they are not just looking for easy / quick wins.

Affordable housing – there is a need within the village. Likely the Parish Council may look more favourably on development that includes affordable housing. (All

development on greenfield land will have to have a minimum 40% affordable housing on it).

**SHLAA Consultation Event – Lambourn
27 January 2014**

Present

Peter Cox	Lambourn Parish Council
Sue Cocker	Lambourn Parish Council
Sue Benn	Great Shefford Parish Council
Gareth Knass	Great Shefford Parish Council
Liz Alexander	West Berkshire Council
Paula Amorelli	West Berkshire Council
Laila Bassett	West Berkshire Council
Sarah Conlon	West Berkshire Council

Western area 'catch all' session (6 February 2014):

Peter Iveson	Lambourn Parish Council
Alistair Buckley	West Berkshire Council
Sarah Conlon	West Berkshire Council

Prior to the discussion of the sites, Lambourn Parish Council (LPC) outlined the consultation that they had recently undertaken with the community to get their feedback on the Lambourn SHLAA sites. The starting point was that there would be some future development in Lambourn. No development was not an option.

The consultation included a drop-in event which 100 people attended. A questionnaire was available to residents, and this was completed by 78 people. Residents were asked to rank the potentially developable sites in order of preference. Most responses accepted that there would be development. A summary is included at Appendix 4.

Site specific comments

LAM002a: Land at Meridian House and Stud

Access is the primary concern with this site. Access via Coppington Gardens would impact on Bockhampton Road and Station Road. There are no garages here so lots of on road parking. This effectively makes it a one way road. Extra traffic generation is of great concern. The roads are already well used.

There could possibly be access from Greenways, but this is an unsuitable road – it is a bridleway not an adopted road. The residents paid for tarmacing.

Concern about future development to the south of the site if LAM002a were to be developed as the land is raised and could have visual impacts.

Development could impact on drainage and run-off.

This site received the highest preference by respondents to the questionnaire (13% chose this site as their first choice and 19% as their second choice). The Parish Council are against the development of this site.

LPC noted that there is currently an application for six dwellings at Woodbury on the site of an existing garage block. Limited access to this site.

LAM003: Land between the River Lambourn and Bockhampton Road

LAM004: Land off Bockhampton Road

Both sites were assessed as currently undevelopable in the SHLAA. LPC are in agreement with this assessment. Both sites would have a landscape impact.

LAM005: Land adjoining Lynch Lane

LPC has various concerns with the site as does the local community, and these are primarily focused on drainage problems and the visual impact of development. If the site had to be developed, there would need to be significant landscaping / tree planting to integrate the site into the landscape.

The land is very wet and is in an area of groundwater emergence. It was queried if there is the possibility of having SuDS on the site, for example a pond. A groundwater solution is also needed. However, the River Lambourn is a Site of Special Scientific Interest (SSSI), and further concerns were raised about any drainage solutions having a detrimental impact upon this designation. LPC also commented that a buffer would be required between the SSSI and any development on the site. Following the session, LPC submitted information about flooding on the site which is discussed in the general comments section below. They acknowledged that at February 2014, there was standing water in the field and the ground appeared very wet.

The site promoter has suggested 160 dwellings on the site, whilst the SHLAA had suggested 60 (this takes into account a reduced developable area due to the constraints). The Parish asked if this was negotiable. WBC responded that when allocating sites, they would work with the developer.

The site is presently in agricultural use. Several questionnaire responses commented about the loss of this land. Other concerns were around increasing development between Lambourn and Upper Lambourn and the possibility of these two areas 'joining-up'.

There is access to the site (from Essex Place). Some questionnaire responses felt that this site was the most suitable in access terms. However, LPC did note that there is no formal footpath. They have been trying to designate one but there has been little support for this by Lambourn residents.

LPC advised that there is the possibility of Saxon remains on the site.

Of all of the potentially developable sites in Lambourn, this was the least favourite amongst questionnaire respondents (49%).

If this site were to come forward, there is a preference for ground level development with no townhouses.

LAM006: Land at Wantage Road and Northfields

LPC are in agreement with the Council's conclusions regarding the significant impact that any development on the site would have upon the landscape.

They queried what would happen if the site promoters submitted their own landscape assessment. West Berkshire Council (WBC) commented that this could be argued

during the Examination of the Site Allocations and Delivery Development Plan Document.

Loss of open space may result in flooding on site and elsewhere in Lambourn.

LAM007: Land between Folly Road, Rockfel Road / Bridleways and Stork House Drive

Concerns raised over access – Folly Road is unsuitable for the whole of the site – the road is narrow and is a horse route up to the gallops. The lower part of the site could be accessed from Rockfel Road. If only the frontage of Folly Road was developed for large houses, then access from Folly Road might be acceptable.

Development could result in increased run-off into Lambourn village. There are already fragile water mains – the 10” main on Folly Road has burst 3 times in the last 6 months.

The future of the racing yard adjacent to the site was questioned – the owners have put in access from Folly Road through to the yard. The yard is still in use, but has scaled down over the years. LPC are concerned this development would mean the loss of a racing yard.

Development on the northern part of the site would be visually prominent. If the plot arrangements from the opposite side of the road are replicated, ie. the ribbon development along Folly Road, development could be acceptable.

The possibility of having two separate sites was also mentioned, ie. take out the strip of land immediately behind the racing yard which has been identified as not developable within the Landscape Assessment.

LPC thought that ownership of the site might prove problematic to any development on the site coming forward.

The overall conclusion was that if development is needed, then development of the site might be a possibility if constraints are taken into account and if considered as two separate sites. The site was the first choice of 27% of questionnaire respondents and the second choice of 21%.

LAM009: Land east of Hungerford Hill

Access and landscape impact were the main concerns with this site.

Access from Hungerford Hill is considered to be dangerous. Other access is from Greenways but this is difficult – very narrow point by the school. Possible access if land purchased from off Greenways.

Site slopes – visual impact at the entrance to the village. It would be difficult to screen any development. The character of the village would be affected by development.

Drainage issues – tarmac will exacerbate drainage issues. Concerns as to where the displaced water will go.

6% of respondents put this site as their first choice, and 10% as a second choice.

LAM013: Windsor House Paddocks

Drainage and flooding are the main concerns for this site. The site floods and is part of the natural flood protection for Lambourn village. There was once an open gully on the land but that has been filled in. The site is bowl shaped and a few years ago there was 4ft of standing water.

Whilst there are engineering solutions to prevent new dwellings from flooding, LPC has concerns that development would result in flooding elsewhere in the village. There has been recent runoff into the High Street, and development here could exacerbate this. Following the session, LPC submitted information about flooding on the site which is discussed in the general comments section below. They acknowledged that between 8 and 14 February 2014, there was a sudden rise in the water level which seems to have been caused by groundwater flooding but augmented by surface water flooding. The Parish Council's allotments border the site to the southwest. Increasingly frequent flooding events, caused by both ground and surface water, especially a very large flood in July 2007 caused LPC and the Allotment Society in 2008 to commission consultants APAS to produce a report on causes and solutions. The report and the LPC's information on fluvial flooding are included in Appendices 5 and 6.

WBC (Highways Team) have been looking at solutions – a possibility is putting in a bund by the allotments to the south of the site. LPC are unsure as to where the water would be redirected to.

LPC noted that the site is a significant green area in Lambourn and a feature of the village. However a few respondents to the questionnaire did comment that this site has the least visual impact of all of the sites. WBC commented that sites which were submitted post 2011 (such as this site) had not yet been subject to a landscape assessment.

Several respondents commented that the site has good access.

13% of respondents put this site as their first choice, and 19% as a second choice.

LAM014: Upshire House

LPC in agreement with WBC's conclusion that the site is not currently developable. Only 6% of respondents thought this was a good site.

Previous planning application refused for site.

The site is a long way outside of the settlement.

General comments

LPC have estimated that there will be 50-100 new homes in Lambourn up to 2016 – WBC responded that it is difficult to be precise about numbers at this point in time.

It was queried what would happen if site availability cannot be confirmed? WBC contacted all of the promoters/landowners who submitted sites in 2011 if the site was still available. In several cases, there has been no response. WBC will need to consider removing sites. At this stage, they have been kept in the assessment.

Lack of infrastructure and services in Lambourn. Could the surgery and schools cope with additional growth? There is already a lack of bus services to the secondary school. Library opening hours are being cut. In this context, Lambourn is looking at a shrinking of public services.

There is a complex relation in Lambourn between sewage, surface water and groundwater in winter when the aquifers fill up.

The commercial viability of all of the sites was questioned given the varying constraints on a number of houses likely to be permitted, the work needed to prepare the sites and the sizes of the sites.

LPC provided the Council with a copy of the conclusions from the public consultation held by the Parish Council, along with a petition from the community seeking further public consultation. It was explained by WBC to LPC that further public consultation will take place should any sites be allocated through the Local Plan process.

LPC submitted further information about flooding of two sites – LAM005 and LAM013, in addition to a map showing the extent of groundwater flooding to both sites in February 2014.

The Parish highlighted that parishioners are very concerned that flooding could again affect the centre of the village.

**SHLAA Consultation Event – Aldermaston, Midgham and Woolhampton
10 February 2014**

Present

Dave Shirt	Aldermaston Parish Council
Clive Vare	Aldermaston Parish Council
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Rachael Lancaster	West Berkshire Council
Caroline Peddie	West Berkshire Council

Apologies

Hilary Cole	Exec Portfolio – Planning
Irene Neill	Aldermaston Ward Member

At the start of the meeting, West Berkshire Council (WBC) outlined that SHLAA sites ALD001 and ALD002 had been assessed as not currently developable because of their location within AWE's inner land use planning consultation zone. Site ALD003 was an allocation in the Local Plan and development has now been completed.

Aldermaston Parish Council (APC) questioned the classification of Aldermaston as a rural service village and felt it should be reduced in the hierarchy because the analysis incorrectly assessed the availability of facilities. They also pointed out that Aldermaston village represents only 20% of the parish. WBC clarified that Aldermaston is defined as a service village in the adopted Core Strategy so cannot be changed. Sites such as Aldermaston Wharf will be considered in the review of settlement boundaries.

APC felt that Aldermaston Wharf offers more potential for housing sites than Aldermaston Village. WBC explained that at the moment the SHLAA is only considering sites that are within and adjacent to the settlements within the settlement hierarchy. (Aldermaston Wharf is not included within the hierarchy). *WBC to send APC maps of the rural sites in Aldermaston that were submitted for the SHLAA.*

APC want more affordable housing in the village for local people. They are working with the Wasing Estate to find a rural exception site that could accommodate 8-10 dwellings. APC feel that the land north of the primary school and west of SHLAA site ALD001 is a possibility. They are hoping that the WBC Planning Dept will look at sites on a case by case basis when considering DEPZ restrictions.

Site specific comments

ALD001: White Tower Nursery

Parish Council prefer this site to ALD002, however they have concerns that any development here would set a precedent, particularly the allotment field opposite. WBC clarified that the site had been assessed as not currently developable. It is noted that part of this site is already classified as brownfield. Should the site ever come forward, APC would want a car park built for the recreation ground on this site.

ALD002: Land at Foresters Farm

The site is not currently developable.

APC would object if this site ever came forward. Development would spoil views. The village is linear in nature and development on this site would fail to maintain this. However a small portion of the site (alongside Wasing Lane) is still a possibility as a rural exception site. They would like a car park behind the parish hall should the site ever be developed.

There is presently standing water on part of this site.

ALD003: Land at Fisherman's Lane

The site has planning permission and development is now complete.

The scale of development here was not particularly suited to the service village classification of Aldermaston, as it increased the size of the village by more than 25%. An incremental amount of development would have been more suitable.

General comments

Flooding

The area to the north and east of ALD001 flooded recently. It was typically up to 18 inches. APC are unsure of the extent of flooding immediately to the east of ALD003, though that area has a high water table. The worst of the flooding was to the north and east of ALD001 where the depths were up to 2-3 feet.

The Parish Council are unaware of any premises being flooded, though there was one that came very close and had to use sandbags and dig a trench for their protection.

The flooding differed from the flooding in July 2007, when I believe the cause was flash flooding. Water drained into the Village from the south and west, and the drainage infrastructure was unable to cope. Thanks to remedial work, principally by WBC, the infrastructure was able to cope with the steady, but less heavy, rain in February 2014.

**SHLAA Consultation Event – Burghfield
10 February 2014**

Present

Paul Lawrence	Burghfield Parish Council
Amy Trueman	Burghfield Parish Council
Royce Longton	Ward Member for Burghfield
Hew Jones	Sulhamstead Parish Council
Gary Newell	Sulhamstead Parish Council
Richard Smith	Sulhamstead Parish Council
Keith Chopping	Ward Member for Sulhamstead
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Rachael Lancaster	West Berkshire Council

Eastern area 'catch all' session: 11 February 2014:

Margaret Baxter	Sulhamstead Parish Council
Rosemary Sanders-Rose	Sulhamstead Parish Council
Elizabeth Shaw-Brookman	Sulhamstead Parish Council
Teresa Sosna	Sulhamstead Parish Council
Ivan Wise	Sulhamstead Parish Council
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Rachael Lancaster	West Berkshire Council

Site specific comments

Burghfield Common

BUR003: Clayhill Copse/ BUR009: Land at Clayhill

The site is poorly related to the village and covered with trees. Burghfield Parish Council (BPC) agreed with the not currently developable assessment.

BUR015: Land adjoining Pondhouse Farm, Clayhill Road

This site is one of the preferred sites for development, should development be needed. BPC suggest that the site would be suitable for about 50 dwellings.

BUR002 and 2A: Land to the rear of Hollies Nursing Home / BUR016: Land opposite 40 Lamden Way / BUR004: Land opposite 44 Lamden Way

Access to the site could be an issue. Waste water and flooding are potential issues for this site.

The site is reasonably well screened. BPC would rather see the smaller sites (BUR016, 004 and 002A) developed than the whole site.

BUR005: Land between Reading Road and Gully Copse

Access from a Hill, with some blind corners. This site would extend the village eastwards.

BUR008: Land adjoining Man's Hill

Access from Man's Hill is not great; the roads would need to be upgraded. This site would extend Burghfield eastwards. Development on the site would be highly visible.

BPC would not like to see development at either BUR005 or BUR008. This view was echoed by Sulhamstead Parish Council (SPC) at the meeting on 11 February.

BUR006: Land adjacent Bolt Hole, Hollybush Lane / BUR 007: Land at Firlands / BUR011: Benhams Farm, Hollybush Lane

SPC have carried out a residents survey and of the 60% of respondents, 95% said that they did not want this site to be developed.

Traffic generation from the site would be an issue on Hollybush Lane. There is no natural boundary to the west of the site to prevent development spreading beyond the current proposed site.

There are surface water and drainage issues on the site, and any development could lead to flooding issues elsewhere.

Development here would impact on four parishes and encroach on the space between parishes.

The following comments were made by Sulhamstead Parish Council at the eastern area catch all session on 11 February 2014 in respect of sites BUR006 and BUR007.

SPC is strongly opposed to any development of sites BUR006 and BUR007. Concerns that because of the planning history to site BUR007, development is inevitable. West Berkshire Council (WBC) clarified that development will not necessarily take place, and that the site will be assessed in the same way as all the others. The site will form part of the basket of sites, and the most acceptable will be allocated. All technical issues will be considered when selecting the sites to be allocated such as flooding, transport/highways, etc.

WBC highlighted that the promoters of the Firlands site had misinterpreted the Core Strategy and put forward plans for a district centre. The Core Strategy in policy ADPP6 (East Kennet Valley) actually states that opportunities should be sought for a more distinct centre offering shops and services in Burghfield Common. Planning Policy had put in objections to the Firlands planning application.

The scale of development suggested by the site promoters for the Firlands site is greater than what is needed for the East Kennet Valley spatial area.

Traffic generation from the site and the capacity of the existing road network a concern, particularly on Hollybush Lane. Reading Road was also cited as being busy even though it is not a main road. Altering the roads in Burghfield Common, for example widening Hollybush Lane to allow greater capacity, would change the character of the village.

Flooding was also raised as an issue. Development would increase run-off.

Loss of trees on the site would harm the character of the area.

General comments from the eastern area 'catch all' session (11 February)

SPC queried the area that the 270 housing requirement covered. It was clarified that this was for the whole of the East Kennet Valley which includes the settlements of Aldermaston, Burghfield Common, Mortimer and Woolhampton. There is no set housing requirement per settlement, and the amount of development depends on factors such as facilities and services, as well as the availability of suitable development opportunities.

Burghfield Common is very well served with facilities/services and these are well supported – it is possible to live in the area and not go anywhere else. The comment in the Burghfield Parish Plan regarding there not being enough facilities has been removed from the plan.

The new Tesco has resulted in parking issues (on Hollybush Lane) and has increased congestion on roads. The problem is exacerbated when children are dropped off at the Scout Hut. Concern by SPC that there will be accidents. Any queries should be directed to the Council's Road Safety team:
roadsafety@westberks.gov.uk.

The future of the Gypsy and Traveller site at Four Houses Corner was questioned. There are 8/9 years left on the lease. WBC highlighted that a needs assessment has shown that there is an undersupply of Gypsy and Traveller sites in the district. All local planning authorities have to demonstrate a 5 year supply of sites which cannot be done at present. We are therefore vulnerable to speculative applications.

**SHLAA Consultation Event – Mortimer
10 February 2014**

Present

Mike Dennett	Stratfield Mortimer Parish Council
Pat Wingfield	Stratfield Mortimer Parish Council
Geoff Mayes	Ward Member for Stratfield Mortimer
Liz Alexander	West Berkshire Council
Laila Bassett	West Berkshire Council
Rachael Lancaster	West Berkshire Council

The Parish Council has looked at the sites as part of the development of their Neighbourhood Plan. For sustainability reasons they would like to see sites near to the centre of the village than extending the periphery of the village, if they need to have any sites at all.

There is a feeling that none of the site should be developed to their maximum potential as this would put unnecessary strain on the local infrastructure.

There is a general need within the village for additional car parking (station, schools etc.)

Site specific comments

MOR001: Land at Kiln Lane

This site is seen as extending the boundary of Mortimer. Access to the site is not good, and cannot see how access to the site could be gained except via The Street, which would be on a bend.

There are drainage issues on the site as a drain runs through the site to the brook south of the site.

MOR006: Land to the south of St. John's Church of England School, Victoria Road

This site is seen as the most logical site for the village. Access to the site is ok. Tower House, The Street immediately to the north of the site have been demolished and there is planning permission to replace them with 4 new detached dwellings (applicant is T.A. Fisher).

The proposed 170 dwellings is considered to many for the site. Traffic is not seen as a huge issue, as long as a smaller number of houses were proposed.

Access to the railway station is not great.

MOR007: Land behind Six Acre Cottage, Drury Lane

Parish Council agreed that this site is poorly related to the village and therefore, agree with the not currently developable assessment.

MOR005: Land adjoining West End Road

This site would extend the village to the west. Not considered to be well related to the main area of the village.

MOR002: Land adjacent to College Place

Parish Council agreed with the not currently developable assessment of the site.

The site description which describes MOR002 as being available for informal recreation is incorrect. There is no public right of access apart from the existing footpath.

MOR008: Land at north east corner of Spring Lane

The site is located on the edge of the Common. Flooding occurred here in 2007 as water flows down Spring Lane. Part of the EA's drainage works are proposed for this location.

General comments

Mortimer has developed through infill over the last few years, through the development of large back gardens.

The parish council accept that Mortimer needs to develop and therefore acknowledge that some housing is needed.

Strawberry Fields (120 homes) has integrated quite well into the village, although the parish council would like any new development to be at a lower density than this development.

The Neighbourhood development plan is aiming to allocate sites.

Outcomes

Table 1 indicates the preferred sites as indicated by the parish and town councils at the SHLAA consultation events. Sites which were assessed as not potentially developable despite the parish council stating they are preferable are not included in Table 1.

Table 1: Preferred sites:

Settlement	Parish	Spatial Area	Site Ref	Site Address	Development Potential	SHLAA Assessment	Comments
Bradfield Southend	Bradfield	AONB	BRS002	Corner of Cock Lane and South End Road	4	Potentially developable	
Bradfield Southend	Bradfield	AONB	BRS004	Land off Stretton Close	12	Potentially developable	
Chieveley	Chieveley	AONB	CHI021	Land at Bardown	75	Deliverable	
Cold Ash	Cold Ash	AONB	COL004	Liss, Cold Ash Hill, Cold Ash	27	Potentially developable	
Compton	Compton	AONB	COM004	Pirbright Institute Site	140	Potentially developable	
Great Shefford	Great Shefford	AONB	GSH001	Land west of Spring Meadows	16	Potentially developable	Noted at the consultation event that the site would only be suitable if constraints can be overcome
Hermitage	Hermitage	AONB	HER001/004	Land off Charlotte Close / Land south east of The Old Farmhouse	30	Potentially developable	Noted at the consultation event that a few homes off Charlotte Close could be considered

Settlement	Parish	Spatial Area	Site Ref	Site Address	Development Potential	SHLAA Assessment	Comments
Hermitage	Chieveley / Hermitage	AONB	HER009	North of Primary School, Hampstead Norreys Road	28	Potentially developable	Noted at the consultation event that the site is the most acceptable to the Parish Council
Hungerford	Hungerford	AONB	HUN001	Rear of Westbrook Farmhouse, Smitham Bridge Road, Hungerford	26	Potentially developable	Noted at the consultation event that the site is the most logical extension to the settlement
Hungerford	Hungerford	AONB	HUN006	Land at Eddington, Hungerford	9	Potentially developable	
Kintbury	Kintbury	AONB	KIN013	Land to the west of recreational facilities, Inkpen Road	26	Potentially developable	Noted at the consultation event that only the northern part of the site only
Kintbury	Kintbury	AONB	KIN006/007/009/015	Land to the east of Layland Green	58	Potentially developable	Noted at the consultation event that that some infill development acceptable, but not a large scale development
Lambourn	Lambourn	AONB	LAM007	Land	24	Potentially	Noted at the

Settlement	Parish	Spatial Area	Site Ref	Site Address	Development Potential	SHLAA Assessment	Comments
				between Folly Road, Rockfel Road / Bridleways and Stork House Drive		developable	consultation event that if development needed, then development a possibility if the site is subdivided into two sites
Pangbourne	Pangbourne	AONB	PAN002	Land north of Pangbourne Hill and west of River View Road	48	Potentially developable	Noted at the consultation event that a small amount of development could be acceptable but not whole site
Burghfield Common	Burghfield	EKV	BUR002A	Land adjacent to Primrose Croft, Reading Road	26	Potentially developable	
Burghfield Common	Burghfield	EKV	BUR004	Land opposite 44 Lamden Way, Burghfield Common	10	Potentially developable	
Burghfield Common	Burghfield	EKV	BUR015	Land adjoining Pondhouse	287	Potentially developable	

Settlement	Parish	Spatial Area	Site Ref	Site Address	Development Potential	SHLAA Assessment	Comments
				Farm, Clayhill Road, Burghfield Common			
Mortimer		EKV	MOR006	Land to the south of St John's Church of England School, Victoria Road	177	Potentially developable	Noted at the consultation event that 177 is too many for the site
Tilehurst	Tilehurst	EUA	EUA001	Dacre, New Lane Hill, Tilehurst	11	Developable	
EUA	Tilehurst	EUA	EUA005	Land at Calcot Golf Course, Calcot Park, Tilehurst	12	Potentially developable	
Calcot	Tilehurst	EUA	EUA011	Land north east of Calcot Park Golf Club, Calcot Park, Calcot	45	Potentially developable	
Calcot	Tilehurst	EUA	EUA11A	Land north east of Calcot Park	5	Potentially developable	

Settlement	Parish	Spatial Area	Site Ref	Site Address	Development Potential	SHLAA Assessment	Comments
				Golf Club, Calcot Park, Calcot			
Calcot	Tilehurst	EUA	EUA016	Murdochs Diner, Bath Road, Calcot	5	Developable	
EUA	Tilehurst	EUA	EUA024	The Colnade, Overdown Road, Tilehurst	10	Developable	
Calcot	Holybrook	EUA	EUA037	Former Horncastle Ford Site, Bath Road, Calcot	19	Developable	Noted at the consultation event that potential for apartments
Newbury (South)	Newbury	Newbury / Thatcham	NEW008	Land adjoining Mencap Respite Centre, Pinchington Lane	15	Potentially developable	
Newbury	Newbury	Newbury / Thatcham	NEW023	Elizabeth House, West Street	24	Deliverable	Noted at the consultation event that that the general principle of development ok
Newbury	Newbury	Newbury	NEW024	Land at St	24	Potentially	

Settlement	Parish	Spatial Area	Site Ref	Site Address	Development Potential	SHLAA Assessment	Comments
(South)		/ Thatcham		Johns Garage, Newtown Road		developable	
Newbury	Shaw cum Donnington	Newbury / Thatcham	NEW031a and b	Land at Shaw (west of A339)	549	Potentially developable	Noted at the consultation event that the site should be considered post 2026 as a strategic site
Newbury	Speen	Newbury / Thatcham	NEW042	Land at Bath Road, Speen	104	Potentially developable	
Newbury	Cold Ash	Newbury / Thatcham	NEW046	Quantel Ltd, 31 Turnpike Road	54	Potentially developable	
Newbury	Newbury	Newbury / Thatcham	NEW073	BT, Bear Lane	20	Potentially developable	
Newbury (South)	Newbury	Newbury / Thatcham	NEW082	Sterling Industrial Estate, Kings Road	46	Potentially developable	
Newbury	Newbury	Newbury / Thatcham	NEW087	Hutton Close	86	Developable	
Cold Ash	Cold Ash	Newbury / Thatcham	COL004	Liss, Cold Ash Hill	27	Potentially developable	Noted at the consultation event that this was the least worst site in Cold Ash

Settlement	Parish	Spatial Area	Site Ref	Site Address	Development Potential	SHLAA Assessment	Comments
Thatcham	Newbury	Newbury / Thatcham	THA013	20-26 Chapel Street	10	Deliverable	
Thatcham	Thatcham	Newbury / Thatcham	THA028	Land north of Floral Way and east of Harts Hill Road	103	Potentially developable	
Thatcham	Newbury	Newbury / Thatcham	THA029	Former deport at Pound Lane	21	Deliverable	
Thatcham	Newbury	Newbury / Thatcham	THA033	99 Station Road and Land at Hewdens	14	Deliverable	
Thatcham	Newbury	Newbury / Thatcham	THA034	1-8 Clerewater Place, Lower Way	11	Developable	

Appendices

- Appendix 1 Shaw cum Donnington flooding photos (February 2014)
- Appendix 2 Cold Ash additional information
- Appendix 3 Compton flooding photos (February 2014)
- Appendix 4 Lambourn Parish Council Public Consultation on the SHLAA– summary of responses
- Appendix 5 Lambourn Parish Council Fluvial Flooding Report
- Appendix 6 Lambourn Parish Council Allotment Flooding Report
- Appendix 7 Chieveley Parish Council additional comments

Appendix 1: Shaw cum Donnington Parish Council photos of flooding
(February 2014)

Flooding in Shaw cum Donnington Parish at February 2014

NEW001:

Figure 1: Flooding High Field Farm Road Surface Water 450mm



Figure 2: Flooding Long Lane near High Field Road 200mm deep surface water



NEW010:

Figure 3: High Field Farm Flooding surface water 200mm deep



North of NEW031 (A):

Figure 4: Surface water flooding at Whitfield Farm (200mm)



Figure 5: Donnington Valley Golf Course, Oxford Road surface water flooding (200mm)



NEW031 (B):

Figure 6: Flooding at public footpath west of A339 near Vodafone (300mm)



Figure 7: Flooding at public footpath east of a339 near Vodafone surface water runoff 350mm



Figure 8: Vodafone Field Flooding Surface Water run off (300mm)



NEW087:

Figure 9: Flooding on Shaw Road near Mill House (River Burst Banks) 300mm



Appendix 2: Cold Ash Parish Council Additional Information

Good morning/afternoon

Let me first introduce the Cold Ash Team. I am Geoff Findlay Chairman of the Parish Council. First my Parish Councillors: Cllrs Mike Munro and Linda Verner; Jim White is a representative of the Cold Ash Community Partnership who amongst other things produce and promote our Vision Documentation and lastly but not least our District Councillor Garth Simpson.

The Village of Cold Ash is *defined as a place* by:

- its *geographical location and underlying geological structure,*
- its *history over the past 200 years and its development as a settlement during that period,*
- And finally, the Parish is defined by its rural character.

In accordance with the National Planning Policy Framework our stance on development, and the evaluation of alternative proposals, is governed by the principles of sustainability, as defined in the NPPF, and the **preservation and enhancement of our natural environment** including improving biodiversity.

PRESERVATION

The concept of **Preservation**, and avoiding inappropriate development which could increase the risk to the Village is key, particularly when we are faced with climate change and the greater risk of further flooding. (Para 100 NPPF Inappropriate development in areas at risk from flooding should be avoided)

While *parts* of the Village are *included within the North Wessex Downs Area of Outstanding Natural Beauty (ANOB), adjoining areas* of the Parish have been *denied that most important protection by an arbitrary line on the map.* Those areas in the *more southerly part of the settlement* nevertheless form a "buffer zone" where ^{*and the landscape has a highly enhanced character*} we must ensure that development adheres largely to AONB rules if the intrinsic value of that unique chalk landscape is not to be masked and over run. Even the more relaxed planning requirements of National Planning Policy Framework state that "GREAT weight should be given to conserving landscape and scenic beauty in areas which have the highest status of protection" (para 114/115)

Highly Enhanced Character

Much of Cold Ash carries the hallmark of classic ribbon development settlement with extensive views between individual properties into the wooded areas and open countryside of the adjacent or more distant ANOB. On the micro scale that ambience creates a unique street scene. On the macro scale the preservation of "gap land" between local settlements ~~were~~ *was* emphasized in the last Local Plan, and in our own development statements, as being crucial to maintaining the sense of place for Cold Ash. Preserving the individuality of settlements and preventing the creeping edge of urbanisation from Thatcham and Newbury spreading along the commuter routes through the Village as links are forged with the motorway net to the north is again stressed at para 79-80 in the NPPF.

FLOODING

Within Cold Ash the pattern of historic development has been governed by the strong scarp slope running east to west along the Ridge, one of the highest points in the local area. That east/west ridge controls the flow of drainage southward to the flood plains of the Kennet Valley with ribbon development along the higher north/south spurs running down from the Ridge to the Thatcham and Newbury,

We do not see the absence of flooding as a 'plus' factor in defining the suitability of sites for development. Rather we see FLOOD RISK as an **exclusion** factor. The floods of 2007 clearly emphasized the dangers of impeding this north/south natural drainage by creating settlements or transport routes across "the spine" of the countryside. The memories of the damage done, and ~~the~~ *the* distress caused, are still very real. Funding for repairs and flood alleviation is expensive and scarce. I am pleased to say that work started in one area of the Parish a couple of days ago on a scheme to protect Little Copse and parts of north Thatcham from the historic threat from flooding. Design work is also being undertaken by the Environment Agency for similar flood alleviation works north of Henwick Creek and Tull Way to protect the south of the Parish and houses in north Thatcham which are in danger of flash floods from the steep open hillsides in Cold Ash. Care must be taken to ensure that future developments do not compromise these flood prevention solutions.

Risks to the natural environment from the over-development of housing both in the Village and on its immediate boundaries are very real. The present road network in Cold Ash is based largely on the original farm tracks linking settlements. These tracks have not been remade or significantly developed in the intervening years and most commuter roads are below modern standards in terms of both of both ^{road} width and construction. Footways are often absent or are too narrow to allow a Mum with children to use the route safely. The roads are better suited to the horse and trap which is still seen regularly at the quieter times of day.

TRAFFIC – LOCAL AND COMMUTER

The marked increase in traffic through the Village in the past 15 years has been hugely detrimental to the quality of life of residents. That increase has been swelled by house building in the Village, a steady reduction in the number of bus services (often subsidized) through the Village, and an increase in the roll at the Village primary schools, both of which have traditionally had denominational aided status and drawn pupils from the wider area. These population increases have not been matched by a sustainable development of 'walkable' local services and there has been a gradual increase of local traffic within the village.

More importantly though, there has also been a marked rise in ^{to} twice daily A4/M4 commuter traffic through the Village linking the A4 and M4 arterial routes. Although the new Tull Way/Floral road network improved east west traffic movement in north Thatcham, it also 'dragged' commuter traffic into the area. Cold Ash Hill and Hermitage Road was soon identified as a quicker route between the M4 and the A4 than Newbury and the 'famed' Robin Hood roundabout. The result, (pause) Cold Ash has peak rush hour traffic loadings of some 500 vehicles an hour on Cold Ash Hill/Hermitage Road.

Whereas the introduction of a 'traffic restricting' system of extended chicanes through the Village has largely been successful in enforcing the 7.5 tonne weight limit and preserving road-side houses and roads surfaces from damage by HGVs, it has impeded the flow of other vehicles using the Village as a 'rat run' thereby creating frequent traffic hold-ups particularly during the rush hour. Even a small rush hour accident can now lead to hold ups, delays and

frayed tempers, as the daily wave of traffic passes through the Village. Further, in an effort to keep the traffic moving we are now covered from north to south by a plethora of yellow lines, 'no waiting' signs and illuminated traffic advisory information..

Our priorities:

- preserve the essential rural character of the Village,
- mitigate the adverse effects of further flooding by controlling the flash flow of heavy rain and avoid building on known watercourses and water-storage and drainage areas,
- ensure that additional development in the area does not lead to further increases in traffic through the Village.

Summary Volume Analysis: - Cold Ash Road network- average weekly rate

Road		Direction	Sheets 1&2	
		Sheets 1/2	Total volume (both ways) k/week	Volume % Heath Lane
Ridge Road, Cold Ash	opp.'Silver Birches', SDR No 1207	West/East	10.5	13
Slanting Hill, Cold Ash	100 metres North of Hermitage road, SDR No 1198	North/South	9.3	11
Stoney Lane, Newbury	opp. 'Field Ridge', SDR No 463	South/North	5.9	7
Tull Way, Thatcham	Henwick Manor Entrance, SDR No 391	SW/NW	63.7	78
Waller Drive, Newbury	Marston Drive, SDR No 852	West/East	4.0	7
Heath Lane, Thatcham,	East of Billington Way, SDR No 342	East/West	2.4	5
Heath Lane, Thatcham	Norlands, SDR No 738	North/South	81.8	100
Red Shute Hill, Cold Ash	75 metres SE of Sawmill Road, SDR No 1199	SE//NW	24.6	31
Cold Ash Hill, Cold Ash	Btwn Gladstone Lane & Harewood Drive, SDR No 203	South/North	28.2	34
Cold Ash Hill, Cold Ash	Outside St Mark's School, SDR No 705	North/South	35.1	43
Collaroy Road, Cold Ash	North of Gladstone Lane, SDR No 704	North/South	0.5	1
B4009, Shaw Newbury	Shaw Hill, SDR No 988	South/North	22.3	45
B4009, Long Lane	South of Mousefield Farm, SDR No 179	North/South	20.5	9
Ashmore Green Road			0.0	0
Fishers Lane	Fishers Lane Old Water Works, SRD No 253	East/West	3.5	5
Long Lane, Shaw Hill	B4009, Shaw Hill, Newbury, roundabout sign north of Kiln Road, SDR No 473	South/North	50.1	60
Kiln Road, Shaw	Kiln Road, opp. No 16, SDR No 279	West/Eastst	29.4	36
Turnpike, Shaw	Turnpike road, Newbury, o.s. No 81, SDR No 782	East/West	31.2	39
Hermitage Road, Cold Ash	Hermitage Road Xrds sign after Fishers Lane, SRD No 1225	South/North	29.6	37
Cold Ash Hill, above Hatchgate Close	Cold Ash Hill o.s. Asssissi Cottages, SDR No 751	North/South	7.0	11

Comments

Heath Lane, Cold Ash Hill, Long Lane (Shaw Hill), Hermitage Road, Kiln Road/Turnpike bear significant daily volumes of traffic, when compared with Heath Lane. See Volume Comparison.

The Ridge, Fisher's Lane and Stoney Lane bear significant volumes of East/West traffic for their width, as little as 2.9m, 19.9k.

Of particular concern are the volumes of traffic on Cold Ash Hill outside St Mark's School and the speeding on Cold Ash Hill above Hatchgate Close. Peak rush hour volumes are 500/hour o.s.St Mark's School

At peak times there are extensive queues at critical junctions on the Cold Ash Hill/Hermitage Road. Residents are locked in from access in peak hours

Appendix 3: Further information form Compton Parish Council

Compton Parish Council

Strategic Housing Land Availability Assessment Response

General Comments

The Local Planning Authority has recognised Compton is an unsustainable service village and cannot sustain a development in excess of 300 houses, as defined in the Core Strategy. It is felt that no extension to the settlement boundary should be considered until the plans for the development of the Pirbright Institute Site, COM004, have been finalised and all brown field sites within the village have been developed.

COM001 and COM012

It is felt this is important open space within the village and development here would be detrimental to the character of the village and would fail to enhance the AONB.

COM002

It is agreed that this land is not currently developable. The railway line forms a boundary to the village and development outside this boundary is considered inappropriate. There is also a potential for flooding on this site.

The pictures below show the flooding on the site and on the access road to the site on the 14th February, 2014.





COM004

Development of this site should be carried out prior to introducing new sites within Compton. The Council insists that the cricket pitch is protected from development.

COM007/008/009/010/011

The document refers to site contamination in COM004, however, there is some concern that sites COM007/008/009/010/011 will also have similar contamination due to being owned by the same owner and therefore having the same use.

COM007

Development of this site would extend the village boundary too far. Potential access to this site from Ilsley Road is not deemed to be satisfactory.

There is also significant concern over the risk of flooding on this site which provides a significant flood plain protecting the village. The picture below shows the flooding on the site on the 17th February, 2014.



COM008

There is significant concern over the risk of flooding on this site which provides a significant flood plain protecting the village. The pictures below show the flooding on the site on the 17th February, 2014.



COM009/010/011

Development of these sites is not desirable as it would infill the area between the village and Down House. These sites sit on a bank; therefore access would be difficult to Ilsley Road and is not felt to be appropriate from Churn Road due to the rural nature of this road.

COM007: Land between Cheseridge Road and Ilsley Road

Flooding at February 2014



Appendix 4: Lambourn Parish Council Public Consultation on the SHLAA– summary of responses

SHLAA sites in Lambourn

Summary of comments (*indicates multiple identical comments/concerns)

Land at Meridian House & Stud, Greenways (LAM002A)	Land adjoining Lynch Lane (LAM005)	Land between Folly Road/Rockfel/Bridleways/Stork House Drive (LAM007)	Land east of Hungerford Hill (LAM009)	Windsor House Paddocks (LAM013)
Access: Via Coppington Gardens impact on Bockhampton Road/Station Road; via Meridian drive very narrow; Greenways unsuitable and would increase traffic near school ***	Visual impact. Open space with lovely views. **** Significant landscaping/tree planting to integrate site into landscape	Access: Folly Rd unsuitable* for whole site. If only large houses continuing the Folly Road pattern*, then access for them and footway only to lower site. Lower site from Rockfel Road.	Access: NOT Hungerford Hill because dangerous. Undesirable off Greenways. *****	Drainage: Floods. Natural protection for centre of village. Building here likely to cause flooding elsewhere in village. ***** Need for sustainable drainage
Drainage: Impact of run-off *	Drainage: Problem. Pond solution/ sustainable drainage in conjunction with groundwater solution. *****	Drainage: Impact of run-off * Fragile water mains on Folly Road – several bursts in last few months.	Visual impact, esp. at entrance to village/character of landscape affected ***	Significant green area within Lambourn
Worth considering	Most appropriate site?* Good access *	Effectively takes a yard out of racing *	Too steep **	Good access
	Joining settlements, loss of "green belt"	Visually prominent **	Drainage issues – where were the displaced water go? *	Least visual impact of sites
	SSSI impact *	Access poor		
	Impact on Old Cricket Field			
	Agricultural use *			

There were also comments about the effect on all the sites of the lack of infrastructure and services in Lambourn. Concerns were expressed about whether the school and the surgery could cope with extra families; the lack of bus services to secondary schools; the decline in public services e.g. the library, the bank.

Flooding was an obvious problem, especially the complex relationship between sewage and surface and ground water. (Verbal comments, see over)

Analysis of responses to SHLAA consultation

	None	1	2	3	4	5	Total
Meridian/Bockhampton Road							
LAM002A	24%	31%	13%	9%	9%	14%	100%
The Park/Lynch Lane							
LAM005	17%	8%	9%	9%	9%	49%	101%
Folly Rd/Rockfel Rd							
LAM007	14%	27%	21%	18%	9%	12%	101%
Hungerford Hill/Greenways							
LAM009	24%	6%	10%	18%	23%	18%	99%
Windsor House Paddock							
LAM013	21%	13%	19%	18%	14%	14%	99%

Highway

Total number of responses to preferences: 78

Approximate number of visitors: Over 100

Appendix 5: Lambourn Parish Council Fluvial Flooding Report



LAMBOURN PARISH COUNCIL

The Memorial Hall, Oxford Street, Lambourn, Berkshire. RG17 8XP
Telephone: 01488 72400

Clerk: Mrs Karen Wilson
Assistant Clerk: Mrs Nichola Weck

email: lambournpc@btconnect.com

Thank you for the notes of the discussion from the workshop. (Please note, the 10" water main in Folly Road has burst 3 times, not 10.)

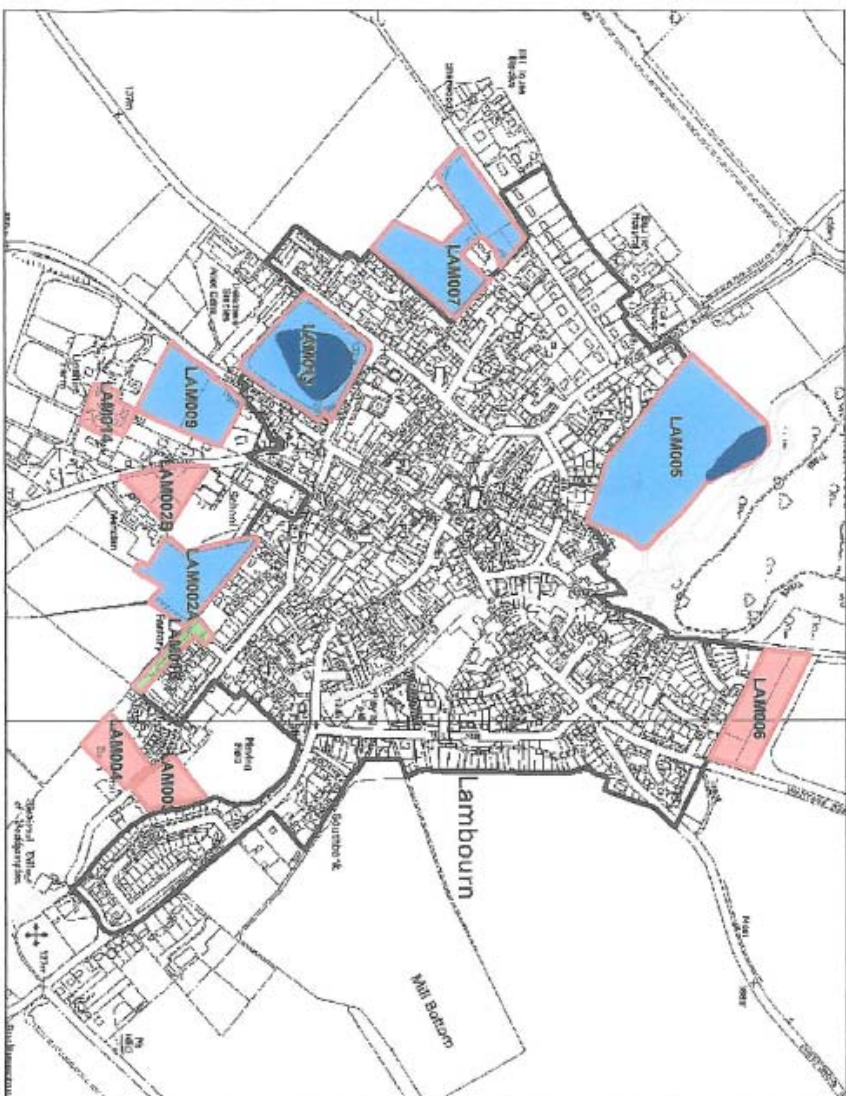
I enclose further information about flooding of two sites in Lambourn – LAM005 and LAM013.

The map shows the approximate extent of groundwater flooding to both sites in February 2014.

In the case of LAM005, it is not possible to go onto the site, so observations were made at some distance from the opposite river bank. There was standing water in the field, as shown, and the ground appeared very wet.

In LAM013, the sudden rise in the water level between 8th and 14th February (as shown in the enclosed photographs) seems to have been due to ground water, but augmented by surface water.

I also enclose a copy of the report on Allotment Flooding, commissioned by the Parish Council and the Allotment Society in 2008. The Parish Council's Allotments border LAM013 to the southwest. Increasingly frequent flooding events, caused by both ground- and surface water, especially a very large flood in July 2007 (see separate photograph), caused the Council to request the Report. Parishioners are very concerned that flooding could again affect the centre of the village.



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<p>Legend</p> <ul style="list-style-type: none"> ■ Developable ■ Deliverable ■ Not Currently Developable ■ Potentially Developable Outlets Settlement Hierarchy Settlement Boundary Ground water flooding 2014 	<p>Reproduced from Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright 2014.</p> <p>Unauthorised reproduction infringes Crown Copyright and may lead to civil or criminal proceedings being taken against the individual or the District Council 100024151.</p>
<p>2010 1/2014 1:82230</p> 	



LAM013: Windsor House Paddock 14th FEB. 2014.
Taken from horse track / gallop at the gateway
in the paddock from Crowle Road, looking towards
Hungerford Hill. Shows land above flood level
on that side of paddock.



LAM013: Windsor House Paddock. 8th FEB. 2014.
Taken from gateway from Crowle Road, looking
towards Hungerford Hill.



LAM013: Windsor House Paddock. 15th FEB. 2014.
Taken from Hungerford Hill end of Crowie Road,
looking towards Baydon Road. Showing land
above flood level on that side of Paddock.



LAM013: Windsor House Paddock. 15th FEB. 2014.



LAM013: Windsor House Paddock.

15 FEB. 2014

View along horse/track gallop, looking towards Hungerford Hill. Crowle Road is to the right, behind the hedge. Water across track. X marks pump.



LAM013: Windsor House Paddock.

15 FEB. 2014

View from Crowle Road, showing extent of water across horse track/gallop. Pump carrying water into drain, marked by cone.

Appendix 6: Lambourn Parish Council Allotment Flooding Report

LAMBOURN PARISH COUNCIL

ALLOTMENT FLOODING – REPORT ON INVESTIGATIONS BY ADAS

Background information

Lambourn Parish Council contacted ADAS as a result of experiencing significant flooding of their allotments in March and July 2007 and again in 2008, which caused damage to the allotment plots, as well as flooding parts of adjacent fields and the village itself.



Photo by Lambourn Parish Council - March 2007

The Council believe that the flooding is increased by the following contributory factors:

- Unprecedented high amount of rain fall
- Change of land use (from arable use to pasture) on the neighbouring fields that are on higher ground
- Excessive water running down the road due to inadequate draining by the Council Highway management
- Building of embankment around the gallops which stops the natural flow of the water
- That the building of new houses in the village (further down ^{the hills, below} Crowle Road) have resulted in blocked drains – but no evidence has been found to prove this.

The Allotment Society together with some Councillors have already considered some potential solutions, including the construction of a soakaway next to the allotment car park and a culvert under the raised gallops immediately down slope from the allotments. The idea



is that the soakaway would catch some of the water before it reaches the allotments and that the culvert would allow the water ponded over the allotments to escape onto the gallops.



Photo by Lambourn Parish Council - July 2007

Site investigations

Chris Thomson, Soil and Water Engineer of ADAS visited the site on 9 December 2008 and met with various members of the Parish Council and was shown around the allotments.

Discussions included the proposals for the soakaway adjacent to the car parking area for the allotments and the installation of a culvert through the raised gallops on the adjacent land just downslope of the allotments.

At the time of the site visit the ground was damp, but there was no ponded water present on either the allotments or the adjacent fields. However, there were signs of deep water movement across the allotments and nearby field boundaries, with tall vegetation laid flat by the weight of the water.

Further up the valley there were also other signs of the flood water movement around the Environment Agency pumping station near Hatchets Corner, with dead leaves swept into flow lines by the water and also where water crosses the road by Farncomb Farm, with signs of debris on the road and verges.





Photo by Lambourn Parish Council showing raised gallops

The catchment extends all the way up to and beyond the M4 motorway by Baydon, with the two main valleys being those extending up to Bailey Hill Farm and through Farncomb Down by the gallops cut into the down. The upper end of Farncomb Down is cut off by the Motorway embankment, where there appears to be no balancing pond or drainage system to catch water running off the motorway.

The plan at Appendix 1 shows the approximate area of the catchment in red and the valley features in blue.



Looking east along Farncomb Down from just below the M4



Looking east from the track beside the pumping station

Almost all of the catchment is down to grass, with only one field showing signs of recent arable use and now being grazed by sheep.

Signs of surface water flow were obvious in almost all of the valley floors, with changes in vegetation, or bare ground showing the path of water movement.

There was a hole dug in the field opposite Farncomb Farm, exposing the soil profile and the fact that waterlogging was present.



Hole dug in field (by others) opposite Farncomb Farm – note water in base

Discussion

Based on the rough plan shown at Appendix 1 the catchment area has been estimated at approximately 800 hectares (1980 acres).

This catchment extends through seven valleys, with the longest being nearly 5km (3.1 miles) in length from the allotments right up to the M4 motorway.

Based on the above, the expected runoff from the catchment would be in the region of 8600 cubic metres and with the allotments being around 8800 square metres in area this would fill them up to nearly a metre deep in water, which is what has been experienced.

Flooding appears to have become more and more regular since 2007 from rainfall events of even a moderate size, with runoff water arriving quickly at the allotments and causing partial flooding, although generally of short duration (less than 3 days). This is found elsewhere when we look at changes in rainfall patterns in that we tend to find that the rainfall is of shorter duration, but greater intensity – instead of a steady drizzle all day, you get a heavy downpour for an hour and although the total amount of water may be similar the intensity means that the soil surface becomes waterlogged quickly and the water doesn't get a chance to soak into the soil profile.

There is also no doubt that the change of land use from arable to rough grassland (arable reversion) appears to have had a significant affect on the ability of the catchment to absorb the water into the soil profile, especially as there should be permeable chalk below the covering of soil, which would normally readily accept the rainfall. Rainfall landing on the grassed areas of the catchment now appears to runoff at the surface more than it used to soak into the cultivated arable land and so instead of the rainfall load being spread across the whole of the catchment it becomes concentrated in the valley floors quite quickly and flows down toward Lambourn and the allotment area.

During my visit it was not possible to ascertain if poor drainage of the surrounding highways was having an effect on the flooding of the allotments. However where the catchment path crosses the road by Farncomb Farm it is possible that a proportion of the water flows down the road instead of across into the field opposite Farncomb Farm, which would speed up



delivery of water to the allotment area. This is however only a supposition as there was no evidence on the day to prove this possibility.

The raised gallop certainly has an effect of creating a barrier to water flow downslope from the allotments and is therefore contributing to the flooding of the allotments. Were it not there, then the water would simply flow through the allotment area and into the field where the gallops are. It is understood that this has happened historically and a pond has been formed in this field historically, even providing opportunity to skating during the winter months. The main factor to consider here though is that although it is contributing to the flooding of the allotments, it is also acting as a good barrier to slow down the flood water from reaching the village and causing flooding within the areas of housing. This could cause risk to life and therefore it is preferable to flood allotments that it is to flood housing.

The final point was in relation to the new housing along Crowle Road and looking at old maps from the later 1800's there are no signs of ditches or watercourse through what is now urban built-up parts of the village, so it is not possible to say whether any old drains have become blocked or cut off by the housing developments over the years.

Conclusion and recommendations

The original questions put forward by the Parish Council were firstly what impact might the proposed soakaway uphill of the allotments have and secondly what effect the installation of a pipe or pipes under the raised gallop would have.

It is clear from the extent of the catchment area that the size and location of the proposed soakaway by the allotment car park will not have any significant affect on the current flooding of the allotments. It is too small and too close to the allotments. If this sort of solution is being considered then it should be much much larger and situated further up the valley – probably somewhere in the field opposite Farncomb Farm at the point where the blue lines first separate in the plan at Appendix 1.

The idea of a pipe or pipes under the raised gallop would indeed help get the water off the allotments more quickly, however as already indicated there is a far greater risk that this will increase the flooding of the houses in the part of Lambourn between Crowle Road, the High Street, Parsonage Lane and Baydon Road, i.e. the St Michaels Close new housing area.



This is not to be recommended without an alternative scheme in place first, e.g. the larger soakaway / pond opposite Farncomb Farm, or a flood relief scheme to take water away from the housing areas once it has breached the raised gallops.

The factors leading to the flooding experienced have been correctly identified, such as the changes in the rainfall patterns, the changes in land use up the valley and the influence of run off from hard surfaces such as roads, etc., however the solutions put forward are only of a very small scale to counteract what is a large problem.

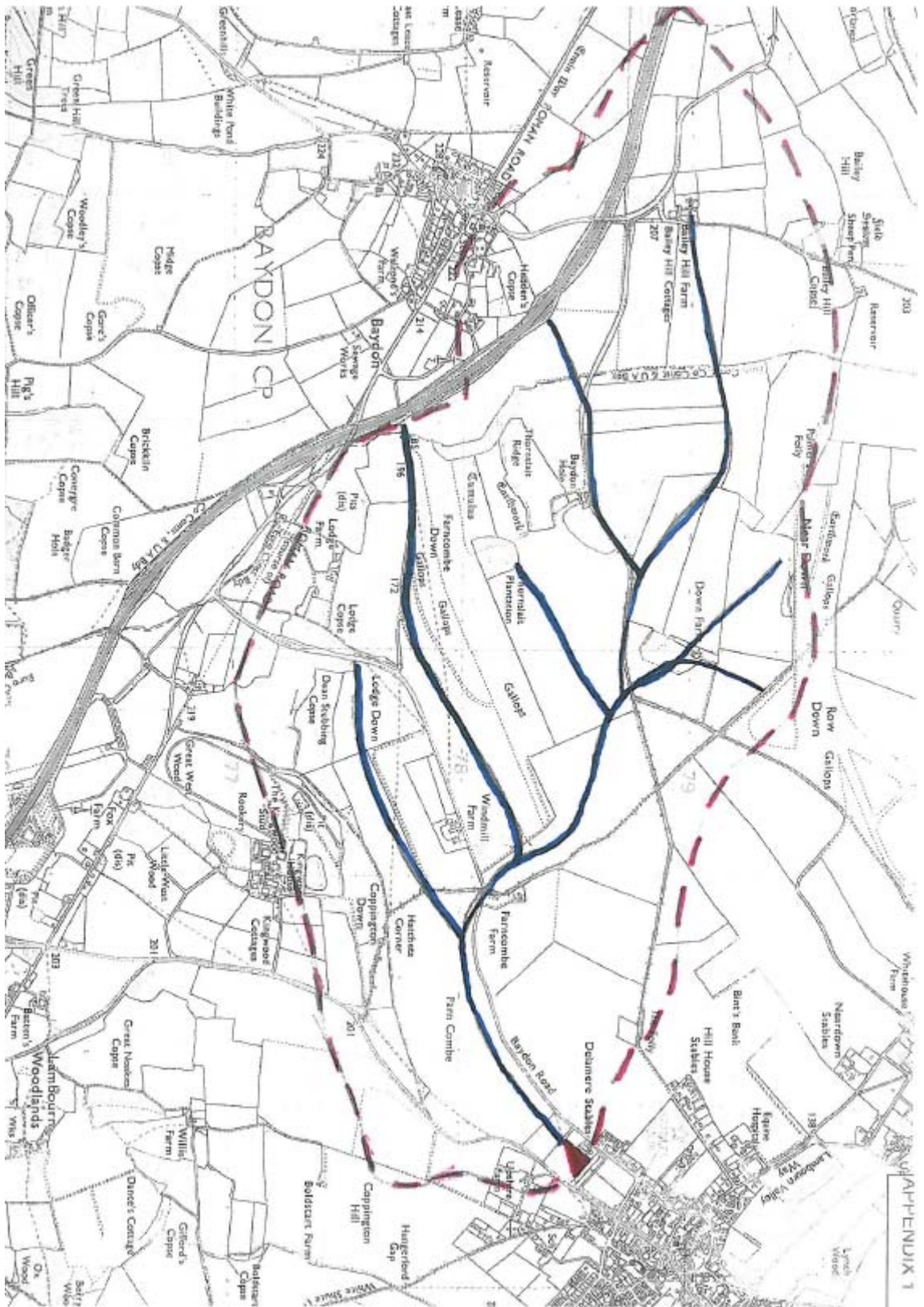
A soakaway pond 20m by 20m by 2m deep by the car park would only cater for 10% of the anticipated runoff water, hence it would not make a significant difference.

What is required is a larger scale process, to get a larger proportion of the rainfall to soak into the ground where it lands and not for it to runoff down the valleys. This is potentially difficult as the farmers are under the control of the Defra scheme they subscribe to and may not be allowed to carry out operations such as subsoiling or vertidrainage that would achieve greater infiltration of the water without necessarily having to go back to arable farming. Further investigation with both Defra and the Environment Agency is required on this front.

The alternative solution is to move the allotments so that the flooding only affects barren or less well used land. Typically in the past allotments were put in floodplains as one way of maintaining the land as a floodplain and preventing it from becoming built upon, so it is not insignificant that the allotments at Lambourn also occupy such a position. The Parish Council does own land adjacent to the allotments which is on the sloping edge of the valley and which does not appear to flood as deep or as regularly, so there is potential to move the allotments in that direction and with the right machinery and methodology it would be possible to swap the good soil of the existing allotments piece by piece with the less well tended soil on the higher ground.

In the end it may never be possible to completely solve the flooding problems, but perhaps reduce the depth and frequency of the flood events, by carrying out some beneficial activities further up the catchment and so a part and part solution may be required, where those allotment owners who do not want any flooding are given the opportunity to move uphill and those that mind less can stay where they are.







Flooding in Crowle Road, Lambourn. July 2007
(Windsor House Paddock is on the left. Water flowed down through the Paddock and across Crowle Road, down the High Street and through the buildings on the right of the photograph, flooding properties in the High Street and the Old Coachworks)

Appendix 7: Chieveley Parish Council additional comments

Chieveley Parish Council

Clerk to the Council: Mrs T Snook

16 Middle Farm Close

Chieveley, Newbury

Berkshire RG20 8RJ

Tel: 01635 247507

Email: chieveley.pc@btinternet.com

19 March 2014

Planning Policy Team
West Berkshire Council
Council Offices
Market Street
Newbury
Berkshire
RG14 5LD

Dear Sir/Madam,

SHLAA consultation feedback for Chieveley

I refer to our workshop meeting on 4 February 2014 and your email and draft meeting notes of 19 February. On behalf of Chieveley Parish Council I now set out below the Council's response to the consultation event and your draft notes.

First, I would like to take this opportunity to thank the Planning Policy Team for the briefing that was provided and the opportunity for the Parish Council to provide its views at an early stage of the preparation of the SAD DPD. We think this is an important step and we hope that it will lead to a more robust outcome that will reflect local needs and aspirations.

As requested, our comments on your draft meeting notes for Chieveley and Hermitage are attached. Also for your consideration is a draft of the report on the Public Meeting and Questionnaire survey undertaken on the SHLAA sites for Chieveley and Oare by the Parish Council in January and February this year. The Parish Council has taken a number of things into account in formulating its response to this consultation, including the adopted Core Strategy for West Berkshire. The Parish Council's views on local needs have also taken into account the responses we have received through this consultation exercise as reported here. The preliminary results were also available to us when we met on 4 February and we were also able to take them into account at the workshop.

We are still in the process of finalising the presentation version of the report and will forward a copy to you in due course. However the main body of the responses is reported and those will not change significantly.

On the principal issue of how much new housing should be provided at Chieveley within the next local plan period, the Parish Council agrees with the consultation responses that were overwhelmingly in favour of less new housing being allocated at Chieveley through the SAD DPD than the 94 dwellings that have been developed in and around Chieveley since the last local plan was produced.

Residents have expressed a wide range of comments and issues that are captured in the report but the main point is that there is no evidence that development on any greater scale than about 75 dwellings is required to meet local needs. That was also what was concluded from the 2006 Chieveley Housing Needs survey and nothing has fundamentally changed since that time. The Core Strategy clearly states that development at service village level should only be to meet local needs and any site allocation at Chieveley above about 75 dwellings would exceed that criterion and would not be in accordance with the Core Strategy.

Bardown (CHI002) should be included. However the Parish Council objected to the original application on the grounds of its landscape impact and the inadequacy of landscaping in the scheme. This point now appears to be supported by West Berkshire Council's own landscape assessment. The Parish Council also shares the view of a many residents that the density of development on the site is too high and whilst that may have reflected the prevailing policies at the time of the 2006 application, the current policies and the Core Strategy would support a lower density of development in this countryside location.

The Parish Council shares the concern of many residents of Chieveley over the potential coalescence of sites and cumulative impact of potential development along the western side of the High Street. It had previously been agreed that if the development at The Green went ahead, the land between The Green and Manor Lane would be retained in agricultural use. This was recorded in the last adopted Local Plan. The Parish Council agrees that undertaking should be upheld and site CHI007 not included in the SAD DPD as a housing site. To do so would undermine the credibility of any similar open space designation that might be agreed in the future.

Further consideration in the options for consultation does appear worthwhile for site CHI015 on School Lane. This site has yet to be subject to landscape and traffic assessments. It should only be included for further consideration if the traffic benefits of the proposed school car park/drop off area are (a) supported by the School itself and (b) deliverable through the allocation of the site being accompanied by a S106 agreement.

Sites CHI019 and CHI020 are within the settlement boundary and development of these sites would be in accordance with existing policies anyway. Site CHI010 is also partially within the settlement boundary but that would still need to be reviewed if this site were included. The Parish Council believes that these sites could be included in the options for consultation but all require particular attention to density and design issues.

The access proposed to CHI010 is a particular concern as it is close to the Day Nursery on the High Street and the density of development on this site should be reduced accordingly.

The Parish Council does not see a need for any radical change to the settlement boundary criteria that have served the district well. That includes the first two criteria (on close knit physical character and dispersed or ribbon development), criterion 7 (open undeveloped parcels on the edge of settlements) and excluding from the boundaries areas of scattered and loose-knit development. Accordingly sites CHI001, CHI014, CHI017 and CHI016 should not be considered further. In the case of CHI017 this point is specifically supported by the Council's recent refusal and the dismissal of the appeal on application ref 13/00025 at the Old Stables, Green Lane.

The sites in Chieveley Parish that were identified as potentially developable in the hamlet of Oare (HER011) are clearly in the countryside. Oare should remain outside the defined settlement boundaries and there is no rational basis for amending those boundaries to include these sites which should not be considered further.

Overall, the Parish Council believes that development required to meet local needs within the period of the Core Strategy/SAD DPD should be met within the Bardown site CHI021. If additional development were required then the options for consultation should include the sites where a case for inclusion can be made as discussed above. In addition, if other options are required the options for consultation could include the southern part of CHI011 subject to landscape assessment, an access study and securing potential benefits in this location such as improved parking for the Doctors' surgery and the potential release of land for a new burial ground for the village.

The phasing of new development is also an important consideration. Over the local plan period local needs will be better met if development occurs in blocks of 20-30 houses instead of all being built at once.

Finally, you referred to the demolition of the former Council houses at Bardown as being a negative figure on the housing supply in the current local plan period. We are not sure that is a correct approach. Firstly, we will check our records but the Chieveley Housing Needs Survey report of April 2006 refers to half of the dwellings at Bardown being demolished by that time. So at least some of these houses may have been demolished before 2006. Either way, they were clearly not being let by Sovereign Housing and considered 'available' in 2006.

Secondly, regardless of whether they were physically demolished in 2005 or 2006, all of the houses at Bardown that were demolished were removed from the housing supply 8 years or more ago have no practical relevance to the assessment of local needs in 2014.

The school, the Doctor's surgery, the village shop and all the local other services which appear well used and in good condition today have all functioned for so long since the demolition of these properties as to make the historical event of their removal immaterial to the current operation and needs of facilities and services in the area.

Yours faithfully

Tracy Snook
Chieveley Parish Clerk

Appendix B

Planning and Compulsory Purchase Act 2004

The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 18)

Notice of Intention to Prepare a Housing Site Allocations Development Plan Document (DPD)

West Berkshire Council is preparing a Housing Site Allocations Development Plan Document (DPD). The Council is required to notify specified bodies and persons of the subject of the DPD which it proposes to prepare and invite each of them to make representations to the Council about what the DPD ought to contain. The Council's proposals are set out below.

- The scope of this document is to allocate the remainder of the housing figure identified in the Core Strategy by allocating specific smaller scale housing sites for development in accordance with the spatial strategy set out in the Core Strategy.
- The plan will relate to the geographic area of West Berkshire and cover the time period to 2026.
- Pitch provision for Gypsies and Travellers will also be included based on an up to date Gypsy and Traveller Accommodation Needs Assessment.
- Several housing related development management policies including those to manage development in the countryside will form part of the DPD.

The Council will take into account any representations made to them in response to this invitation.

Details in terms of the timetable for the production of the DPD are set out in the table below.

	Consulting on scope of Sustainability Appraisal	Public participation in the preparation of the DPD	Publication of Proposed Submission Documents	Submission to Secretary of State	Start of Independent Examination	Adoption
Housing Site Allocations DPD	September 2013 to October 2013	September 2013 to December 2014	December 2014	April 2015	June 2015	December 2015

Comments on the proposed scope and content of the DPD should be submitted during the six week consultation period, running from Wednesday 30th April to Wednesday 11th June 2014. Representations can be sent electronically, via email to planningpolicy@westberks.gov.uk or posted to the Planning Policy Team, West Berkshire Council, Planning and Countryside, Council Offices, Market Street, Newbury. RG14 5LD

Appendix C

The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 18) Notice of Intention to Prepare a Housing Site Allocations Development Plan Document (DPD)

Summary of Representations

As part of the preparation of the Housing Site Allocations DPD the Council is required to formally notify specified bodies and persons of the subject of the DPD and invite them to make representations on what it ought to contain. The Council invited comments on the proposed scope and content of the Housing Site Allocations DPD for six weeks from Wednesday 30th April to Wednesday 11th June 2014. A summary of the representations received and details of how the representations will be taken into account in the preparation of the DPD are outlined in the table below

Respondent	Summary of Representation	Council's response
Giles Dereham	I am totally opposed to any new housing that impacts on traffic in Hollybush Lane, Burghfield Common/Sulhamstead.	Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.
Steve Pickles of West Waddy commenting on behalf of the Englefield Estate.	Support allocation of remaining Core Strategy housing figure. <ul style="list-style-type: none"> • Agree with THE009 SHLAA assessment that this site is well related to Theale. However, uncertainty about Lakeside. • We are willing to discuss capacity issues at Theale Primary School, but not at THE009. • MOR005 – the Council's SFRA does not show any flooding incidents in this locality. • MOR006 – The estate is committed to working with the LPA to deliver a suitable access to this site, which is well related to the village. • MOR008 – This site is well related to the village. There are no identified 	Comment noted Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.

Respondent	Summary of Representation	Council's response
	<p>local flooding events. Any drainage issues can be dealt with SuDS.</p> <ul style="list-style-type: none"> • BUR015 – The Englefield Estate are willing for a smaller area than put forward to be allocated. • BRS002 – a change to the settlement boundary in this location would allow the site to come forward. 	
Jason Meredith of Floodline Developments	<p>The DPD should include sites that are capable of sustainable development that comply with the Council's Flood Risk Strategy.</p>	<p>The Housing Site Allocations DPD will be prepared within the framework of the adopted Core Strategy DPD. Regard will therefore be given to Core Strategy policy CS16 (flooding). Policy CS16 was prepared within the context of the NPPF.</p> <p>The site selection process will take into account flooding issues in accordance with national policy and policy CS16 of the Core Strategy. The site selection process will automatically exclude potential housing sites that fall within flood zone 3.</p>
	<p>The response details a number of beneficial areas that development at THE007 would represent.</p>	<p>Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
Lance Flannigan of Nexus Planning on behalf of Pangbourne Beaver Investments Ltd	<p>Pangbourne Beaver Investments seek the allocation of SHLAA site PAN003.</p>	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
	<p>Compliance with Procedural Requirements:</p>	<p>The Housing Site Allocations DPD will be prepared within the framework of the</p>

Respondent	Summary of Representation	Council's response
	<ul style="list-style-type: none"> • Taking all the procedural requirements into account, a period of 32 days is clearly insufficient time for the Council to receive and consider the representations made on the preparation of the Housing Site Allocations DPD, as well as addressing the representations in the DPD itself and preparing the document for publication. • The proposed timetable for the publication of the 'Preferred Options' suggests that the DPD has already been prepared or is in the course of preparation without considering representations. • The preparation of the DPD is procedurally flawed. The period for preparing the DPD should be increased to 4-6 months if the DPD is to be found sound. 	<p>adopted Core Strategy DPD (a regulatory requirement), therefore the Housing Site Allocations DPD is more limited in scope and content (the Core Strategy DPD sets out the spatial strategy, policy framework and housing requirement). The process to prepare the DPD will therefore be shorter than that for the Core Strategy DPD.</p> <p>All of the comments made through the Regulation 18 consultation have been analysed and carefully considered as part of the ongoing preparatory work on the DPD to further inform its scope and content.</p>
	<p>Compliance with the 'tests' of soundness:</p> <p>The DPD has not been prepared positively and does not conform with Para 182 of the NPPF because:</p> <ul style="list-style-type: none"> • The Core Strategy housing figure is based on out-of-date evidence and falls significantly short of objectively assessed housing needs. • The objectively assessed housing need for the plan period is 16,310, a shortfall of 5,810. • None of the Core Strategies covering the West Central Berkshire Housing Market Area use objectively assessed housing need. Therefore, substantial additional housing provision will be required to meet the housing needs of the SHMA in this area. It is likely that any housing provision shortfall will exceed 5,810 dwellings. • The Council cannot demonstrate a 5 year housing land supply and therefore the housing policies within the Core Strategy are out of date. • Housing provision based on RSS figures should not be used. • The DPD should be prepared using paragraph 47 of the NPPF, which LPA's to boost significantly the supply of housing by using their evidence base to ensure that the Local Plan meets the full, objectively assessed 	<p>Whilst these comments are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:</p> <p>Work has commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need.</p>

Respondent	Summary of Representation	Council's response
	<p>needs for market and affordable housing.</p>	<p>A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme (LDS) and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system in a two stage approach, to encourage housebuilding in accordance with Government policy.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandleford Park and windfalls. A five year housing land supply can be</p>

Respondent	Summary of Representation	Council's response
	<p>Compliance with the Spatial Strategy for the North Wessex Downs AONB:</p> <ul style="list-style-type: none"> • ADPP1 Requires housing provision to follow the existing settlement plan in accordance with the District Settlement Hierarchy and the Area Delivery Plan policies for the four spatial areas. • Of the 1,348 dwellings that have already been completed or permitted in the AONB 518 have been outside the settlement hierarchy. This is contrary to policy ADPP5 which states that the spatial distribution of new housing to be focused on Rural Service Centres and Service Villages • There is a serious imbalance in the spatial distribution of new housing in the AONB spatial area. Allocation of PAN003 will serve to strengthen Pangbourne's role as a Rural Service Centre. 	<p>clearly demonstrated. The five year housing land supply is set out in the Council's document 'Five year housing land supply at December 2013': http://info.westberks.gov.uk/CHttpHandler.ashx?id=35805&p=0</p> <p>Comments noted. The Housing Site Allocations DPD will be prepared within the context of the adopted Core Strategy DPD. The Core Strategy in policy ADPP1 sets out the spatial strategy for the district (identifying a settlement hierarchy and housing requirement). The Housing Site Allocations DPD will therefore allocate the remainder of the 'at least' 10,500 housing figure identified in the Core Strategy in and around the settlements of the district's settlement hierarchy.</p> <p>Whilst housing allocations will be made in accordance with the settlement hierarchy, policy ADPP1 also sets out that below the settlement hierarchy, smaller villages with settlement boundaries will be suitable for limited infill development. This is managed via the development management process.</p>
<p>Mr. David Murray-Cox of Barton Willmore on behalf of A2Dominion Developments</p>	<p>The Housing Site Allocations DPD should be regarded as a Local Plan as it meets the requirements of Regulations 2,5 and 6 of Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p>Duty to co-operate:</p> <p>Should the Council rely on the CS as the basis for this DPD, it will follow that the emerging DPD would be unsound because it has not been positively</p>	<p>The Housing Site Allocations DPD will form part of the Local Plan alongside the adopted Core Strategy DPD and Minerals and Waste DPD (which is in preparation).</p> <p>Comments noted. However, work on satisfying the Duty is taking place on an ongoing basis. A paper has been sent out to those with whom West Berkshire needs to</p>

Respondent	Summary of Representation	Council's response
	<p>prepared in compliance with the statutory duty to co-operate.</p>	<p>cooperate which sets out how West Berkshire Council will deal with strategic planning issues as part of the preparation of the Housing Site Allocations DPD. The paper seeks comments on the approach as part of the ongoing process of cooperation.</p> <p>The paper identifies that the strategic priorities are already agreed within the adopted Core Strategy DPD. Since the primary role of the Housing Site Allocations DPD will be to support the delivery of housing as set out in the Core Strategy DPD, we are tailoring our approach to the Duty to Cooperate as part of the Housing Site Allocations DPD accordingly. A series of strategic matters have been drawn out from the Core Strategy DPD which the Council considers to be of particular relevance to the Housing Site Allocations DPD.</p> <p>Outcomes from the consultation on this paper will be reported separately as part of the Duty to Cooperate process.</p>
	<p>Objectively assessed need:</p> <ul style="list-style-type: none"> • A SHMA has not been completed. • The DPD does not plan for the full, objectively assessed needs for market and affordable housing in the housing market area and as such it is unsound. • Evidence the Council's approach to this DPD is flawed is further demonstrated by the timetable for its production which indicates that it is to be adopted in December 2015, before which the updated SHMA should 	<p>Whilst these comments are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:</p> <p>Work has now commenced on a SHMA in conjunction with neighbouring Berkshire</p>

Respondent	Summary of Representation	Council's response
	<p>have been published.</p> <ul style="list-style-type: none"> The Council should use the updated SHMA to inform a whole or partial review of the CS and prepare a Local Plan based on this up-to-date evidence. This Plan should be prepared in accordance with the duty to co-operate and be based on an approach which meets the full, objectively assessed need for market and affordable housing in the area. 	<p>authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need. A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF.</p>
<p>Rob Ellis, of Barton Willmore on behalf of Hallam Land Management</p>	<ul style="list-style-type: none"> HLM have concerns that should the Council continue to prepare a Housing and Site Allocations DPD as indicated, the Plan will be rendered unsound, and that the resultant effect would be the production of a Plan that is entirely ineffectual in seeking to deliver the requisite level of housing growth as established by a thorough and objective assessment of housing need. HLM considers the DPD should not be progressed as currently proposed. It 	<p>Objectively Assessed Need:</p> <p>Whilst these comments are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the</p>

Respondent	Summary of Representation	Council's response
Ltd	<p>would be based on the outdated CS; it would not be consistent with national policy; and arguably the Council will not have fulfilled its obligations under the duty to co-operate. HLM suggest that the Council prioritises a review of the CS, and that progression of the Housing and Site Allocations Plan is premature at this stage.</p> <ul style="list-style-type: none"> HLM consider that should the Council decide to proceed as currently proposed then the DPD would be unsound on the basis that it would not be positively prepared and because it would be inconsistent with national policy. The effect of the under provision of housing would mean that the resultant DPD would be unjustified since it would not be based on proportionate evidence. Furthermore, the DPD would be ineffective, since it would not be based on effective joint working on cross-boundary strategic priorities. 	<p>District. The position is therefore explained below:</p> <p>In order to find the Core Strategy sound, the Inspector committed the Council to a review of needs and demands for housing through a Strategic Housing Market Assessment (SHMA) within three years of adoption of the Core Strategy DPD in order to comply with the National Planning Policy Framework (NPPF).</p> <p>Work has now commenced on a SHMA in conjunction with neighbouring authorities in Berkshire. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need. A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's</p>

Respondent	Summary of Representation	Council's response
		<p>approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system in a two stage approach, to encourage housebuilding in accordance with Government policy.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandlesford Park and windfalls.</p> <p>Duty to Cooperate:</p> <p>The approach to the preparation of the DPD involves work on satisfying the Duty taking place on an ongoing basis. A paper has been sent out to those with whom West Berkshire needs to cooperate which sets out how West Berkshire Council will deal with strategic planning issues as part of the preparation of the Housing Site Allocations DPD. The paper seeks comments on the</p>

Respondent	Summary of Representation	Council's response
		<p>approach as part of the ongoing process of cooperation.</p> <p>The paper identifies that the strategic priorities are already agreed within the adopted Core Strategy DPD. Since the primary role of the Housing Site Allocations DPD will be to support the delivery of housing as set out in the Core Strategy DPD, we are tailoring our approach to the Duty to Cooperate as part of the Housing Site Allocations DPD accordingly. A series of strategic matters have been drawn out from the Core Strategy DPD which the Council considers to be of particular relevance to the Housing Site Allocations DPD.</p> <p>Outcomes from the consultation on this paper will be reported separately as part of the Duty to Cooperate process.</p>
Alison Heine planning consultant	Can I please request that consideration be included of the need for Gypsy-Traveller sites in this district as this need has been very hard to provide for due to the extent of constraints in West Berkshire.	The Housing Site Allocations DPD will include sites for gypsies and travellers as set out in the Regulation 18 statement.
Stephen Bowley Planning Consultancy	I assume there will be a 'call for sites' at some stage. It is not clear from the Notice.	The 2013 SHLAA includes the results of a 'Call for Sites' which was carried out in early 2013. The results of the 2013 SHLAA will form part of the evidence base for the Housing Site Allocations DPD. A copy of West Berkshire Council's SHLAA can be downloaded from the Council's website at: http://info.westberks.gov.uk/index.aspx?articleid=28794
Alison Walker	<ul style="list-style-type: none"> • Croudace has concern with the procedural stance of the Council, and in 	All of the comments made through the

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<p>of Croudace Strategic Ltd</p>	<p>particular, the implied predetermination of the Council's strategy (and site selection) process due to insufficient time being programmed between the close of this Regulation 17 consultation period and the Council's programmed publication date of the Plan. However, it is primarily concerned with the major conflict with the NPPF in regard to, inter alia, the reliance on a Core Strategy that by virtue of its housing requirement is out of date.</p> <ul style="list-style-type: none"> • The Council's contention that the Plan will be in conformity and consistent with the Core Strategy and as such should progress in advance of a comprehensive review through the preparation of a Local Plan is, in Croudace's view, seriously flawed. • Fundamentally, the Plan based on the Core Strategy overall housing provision (10,500 new dwellings during the period 2006-2026), which even at the point of adoption was acknowledged to be based on out-of-date evidence and to fall significantly short of the full objectively assessed housing needs of the district, leave alone the wider housing market area, cannot be considered sound. • Croudace consider that the objectively assessed housing need for the District for the period 2006-2026 is in excess of 16,000 dwellings, compared with the Core Strategy housing provision of 10,500 dwellings. • None of the adopted Core Strategies covering the West Central Berkshire Housing Market Area make full provision for objectively assessed housing needs based on up-to-date evidence. (all have adopted the RSS figure) Substantial additional provision is likely to be required in order to meet in full the housing needs of the SHMA and Greater Reading in particular. • It is likely that the shortfall in the Core Strategy housing provision will exceed the shortfall of approximately 6,000 dwellings based on the objectively assessed needs of West Berkshire alone. • The West Berkshire Site Allocations DPD is being prepared on the basis of figures originally derived from the revoked South East Plan they should not be relied upon for the purposes of preparing the DPD and should not be taken as a proxy for what the DPD process, undertaken in accordance with the NPPF, may produce eventually. • In order to satisfy the tests of soundness set out in the NPPF, the West 	<p>Regulation 18 (rather than 17) consultation have been analysed and carefully considered as part of the ongoing preparatory work on the DPD to further inform its scope and content.</p> <p>Whilst the comments on process are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:</p> <p>In order to find the Core Strategy sound, the Inspector committed the Council to a review of needs and demands for housing through a Strategic Housing Market Assessment (SHMA) within three years of adoption of the Core Strategy DPD in order to comply with the National Planning Policy Framework (NPPF).</p> <p>Work has commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the</p>

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	<p>Berkshire Housing Site Allocations DPD should be prepared in accordance with Paragraph 47, which requires LPAs to boost significantly the supply of housing by using their (up-to-date) evidence base to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the NPPF. Furthermore, Paragraph 182 places the emphasis firmly on the LPA to submit a plan for examination which it considers is “sound”. The approach adopted by West Berkshire Council towards the preparation of its Housing Sites Allocation DPD fails on both counts.</p>	<p>objectively assessed need. A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system in a two stage approach, to encourage housebuilding in accordance with Government policy.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF and is intended to actively encourage housing delivery. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandleford Park and windfalls.</p>

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Angela Atkinson of the Marine Management Organisation	No Comment	Noted
Bobby Gulzar	I am very keen on pushing for development for homes around areas which have close access to main trunk roads and train stations plus bus stops and how we can improve public transport to support these new homes, e.g. Aldermaston Train Station, a nice area to continue to develop and also Beenham which is a strategically placed village.	The Housing Site Allocations DPD will be prepared within the framework of the adopted Core Strategy DPD. Policy ADPP1 of the Core Strategy, states that the majority of development will be located in the main urban areas of the district. In addition, most development will be located within or adjacent to the settlements included in the settlement hierarchy of this policy. The spatial strategy for the District will be reviewed through the subsequent Local Plan.
Catherine Mason of Savills on behalf of W. Cumber and Son (Theale) Ltd	<ul style="list-style-type: none"> As a general comment, we do not understand the reason for the change in emphasis away from a Site Allocations Document to a Housing Site Allocations Document. We are concerned that the latter will result in ambiguity about the appropriateness of other uses within the broad location for development identified in the Core Strategy. It is unclear whether there will be subsequent site allocations documents to deal with other uses. It is therefore important that any site allocation document recognises and makes reference to complementary uses which will be considered as part of a mixed use scheme to ensure that other appropriate uses are not precluded on suitable sites. 	<p>The change in approach from a Site Allocations and Delivery DPD to a Housing Site Allocations DPD was taken in order to prioritise and encourage housing delivery in the District in accordance with Government policy. There is also a pressing requirement to address through the plan led system the need for gypsy and traveller pitches, and the need for a priority review of several housing development management policies.</p> <p>After 2016, as set out in the Council's adopted Local Development Scheme (LDS), a new Local Plan will be produced which will supersede, in December 2018, the Core Strategy DPD and the Housing Site Allocations DPD. The new Local Plan will</p>

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	<p>It is our view that sites EUA025, EUA026 and THE005 should be allocated for housing (and where appropriate supporting mixed use development - this applies more to sites THE005 and EUA025).</p>	<p>include allocations for a range of land uses. Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
<p>Barry Mangan of Savills on behalf of Mrs. Clare Mangan</p>	<p>The Housing Site Allocations DPD provides the opportunity for the Council to review the existing defined settlement boundaries across the District. This process should be duly undertaken by the Council in order that such boundaries are accurately defined to reflect the development form of the smaller settlements and allow for organic growth where this may be appropriate and in keeping with the character of such settlements.</p>	<p>A settlement boundary review of the settlements identified within adopted Core Strategy DPD policy ADPP1 (Spatial Strategy) will be carried out as part of the Housing Site Allocations DPD. Criteria for the review are proposed to be included as part of the preferred options consultation. A review of the remaining settlement boundaries will be completed as part of work on the new Local Plan that will supersede the Core Strategy DPD and Housing Site Allocations DPD in 2018.</p>
<p>Nick Stafford for David Lock Associates</p>	<p>Given the inevitable extensive timescales and possible delays for producing a new Local Plan, it is possible that out of date saved policies will continue to persist for several years to come. We would request that West Berkshire review the scope of this document, widening its influence to include a consideration of employment sites.</p>	<p>A review of Protected Employment Areas will take place during the development of the Council's new Local Plan, which is expected to be adopted in December 2018. The new Local Plan will supersede the Core Strategy DPD and Housing Site Allocations DPD upon adoption.</p>
<p>Chris Trigwell on behalf of Kintbury Parish Council</p>	<ul style="list-style-type: none"> • The Council strongly holds the view that a number of developments over and above the previous LDF have been given consent and have been built in Kintbury. These additional 143 units should be taken into account when consideration is being given to allocation of development in Kintbury and there should, therefore, be no further development permitted under the DPD currently under consideration. • The Council holds this view because all of the proposals that have been 	<p>The Housing Site Allocations DPD will take into account the level of previous years completed and permitted development within the plan period. The West Berkshire Core Strategy has allocated up to 2,000 dwellings to be built within the North Wessex Downs Area of Outstanding Natural</p>

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	<p>included in the SHLAA will contribute further to the difficulties already experienced by Kintbury Residents in relation to the current street network.</p> <ul style="list-style-type: none"> • The Parish Council considers that as the Village is located in the heart of the AONB, it means that any development opportunities, particularly outside of the current Village Envelope, are bound to be deleterious to the natural beauty of the landscape and must, therefore, be avoided if the Core Strategy is to be complied with. • The Core Strategy further states that Service Villages within the AONB are expected to only contribute by way of limited development and the Parish Council sees no merit in any of the proposed sites shown in the SHLAA. 	<p>Beauty (AONB), as a whole, between 2006 and 2026 and allocations will be made in accordance with the settlement hierarchy set out in the adopted Core Strategy. This includes Kintbury as a service village.</p> <p>The conservation and enhancement of the natural beauty of the landscape will be the paramount consideration when assessing potential sites in the AONB.</p>
	<ul style="list-style-type: none"> • The existing services within the village, particularly the Doctors Surgery, cannot cope with any more development. • The direct rail link to Paddington is under threat with the electrification of the line to Newbury. If this line were to close it would increase the number of cars on local roads, as commuters travel by car to the nearest regular fast rail service. 	<p>The Council produces and regularly updates an Infrastructure Delivery Plan (IDP) in consultation with infrastructure providers. The purpose of the IDP is to help deliver West Berkshire's future growth sustainably. It describes what infrastructure is needed and how, when and by whom it will be delivered and, where known, the location. It is proposed that the IDP will be updated as part of work on the Housing Site Allocations DPD once the sites for allocation have been confirmed.</p>
<p>Linda Currie on behalf of Oxfordshire County Council</p>	<p>Oxfordshire County Council will work jointly with West Berkshire Council to ensure the following issues are taken into account in the preparation of this DPD:</p> <p>Management of any cross-boundary movement of schools pupils:</p> <ul style="list-style-type: none"> • Due to the existing tightness of school capacity on the Oxfordshire side of the Goring/Streatley and Whitchurch/Pangbourne border, shared information about likely future pressures in this area would be useful. • Future availability of spaces at King Alfred's to non-catchment children will depend on the changing balance between a locally growing population, 	<p>Comments noted. West Berkshire will work with neighbouring authorities on an ongoing basis to provide appropriate infrastructure to meet the growth requirements of the District.</p>

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	<p>King Alfred's site development plans, and new capacity planned at Grove. Information about expected population growth in the Pangbourne/Purley area of West Berks would be of use in helping Langtree plan their future capacity.</p> <ul style="list-style-type: none"> Information about expected population growth in the Compton area of West Berks would be of use in helping alternative schools to plan their future capacity. <p>Scope for Improving Bus Services between West Berks growth settlements and Oxfordshire:</p> <ul style="list-style-type: none"> The County Council would like to explore with WBC opportunities to secure improvements to public transport services between West Berkshire and Science Vale as part of an overall bus strategy for Oxfordshire. 	
Nigel Hawkey of Touchstone	<p>No allocations are proposed for villages not listed in the settlement hierarchy. This is despite fact that infill and rural exceptions sites in these settlements could be significant additional sources of housing supply. The scope of the document should be widened to recognise this possibility.</p>	<p>The Housing Site Allocations DPD will form part of the Local Plan alongside the Core Strategy DPD and will be prepared within the framework of the Core Strategy. The Core Strategy in policy ADPP1 sets out the spatial strategy for the district (identifying a settlement hierarchy and housing requirement) and allocates strategic sites (sites of 500 dwellings or more). The Housing Site Allocations DPD will therefore allocate the remainder of the 'at least' 10,500 housing figure identified in the Core Strategy in and around the settlements of the district's settlement hierarchy.</p> <p>In establishing how much housing is still required of the 'at least' 10,500, a windfall allowance has been included.</p> <p>After 2016, a new Local Plan will be</p>

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		<p>produced which will supersede, in December 2018, the Core Strategy DPD and the Housing Site Allocations DPD. The new Local Plan will include a new housing number and will reconsider, amongst other things, the spatial strategy and the settlement hierarchy.</p> <p>It is intended to include within the DPD a policy to guide rural exceptions housing. Infill development in settlements outside the settlement hierarchy is managed through the development management process and will form part of the windfall allowance.</p>
<p>Pro Vision Planning and Design on behalf of David Wilson Homes Southern and Rivar Ltd</p>	<p>At the understanding of Pro Vision, the scope of the DPD will be limited to allocating sufficient non-strategic housing sites to meet the residual housing requirement based on the overall housing requirement set out in the Core Strategy. Based on the Council's figures, that requirement is said to be 2,718 dwellings across the District.</p> <p>Adopted LDS (September 2013) has not been updated. The revised LDS timetable (May 2014) indicates that after 2016, a new Local Plan will be produced that that will replace in 2018 the adopted Core Strategy. The preparation of the new Local Plan will include a review of the housing requirement informed by a new Strategic Housing Market Assessment.</p> <p>Based on past performance, the timetable for the preparation of the DPD and subsequent Local Plan is unrealistically optimistic.</p>	<p>It is intended that the scope of the Housing Site Allocations DPD will also include housing related development management policies, revised parking standards for residential development and sites for gypsies and travellers.</p> <p>The requirement at March 2013 was 2,718 dwellings.</p> <p>The LDS was updated in May 2014 and is included on the Council's website: http://www.westberks.gov.uk/lds.</p> <p>Since the Housing Site Allocations DPD will be prepared within the framework of the adopted Core Strategy DPD (a regulatory requirement), the Housing Site Allocations</p>

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		<p>DPD will be more limited in scope and content (the Core Strategy DPD sets out the spatial strategy, policy framework and housing requirement). The process to prepare the DPD is therefore shorter than that of the Core Strategy DPD.</p>
	<ul style="list-style-type: none"> • Limiting the scope of the DPD and the time taken to prepare a new Local Plan will mean that the updated housing requirement to meet the objectively assessed needs of the District will not be in place before 2019/20. The Council's assessment of housing land supply will therefore for 14 years have been based on a demonstrably inadequate requirement. This is contrary to the requirements of the NPPF. • The level of housing proposed in the Core Strategy was of concern to the Inspector who sought to reconcile this dilemma by finding the plan sound provided the overall housing requirement reviewed at an early stage. But the Core Strategy's housing requirement does not meet Objectively Assessed need (OAN). • That may have been a position that was acceptable (as the Inspector ultimately found) during a short interim period pending an early review, but not acceptable for this situation to be maintained for a longer period of time. • It was not the Inspector's intention that the Core Strategy should remain part of the Development Plan and be used as the basis for assessing land supply and preparing further site allocation DPD's for periods of 14 years. • The Site Allocations DPD process is fundamentally flawed. It should not be predicted on housing numbers which are set out in a Core Strategy which, whilst adopted in 2012, is based on the South East Plan which dates back to 2009 (using 2006 based population forecasts). The Core Strategy Inspector said those figures need early review. • It is completely misguided to continue with a Site Allocations process which will be out of date prior to adoption. A prudent and well directed council should concentrate on the review of the Core Strategy, and in particular on establishing the full OAN for market and affordable housing (as required by paragraph 47 of the NPPF) and should not pursue the site allocations 	<p>Whilst these comments are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF (paragraph 157) and is intended to actively encourage housing delivery.</p> <p>Work has commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the</p>

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	<p>process until that has been done.</p>	<p>Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need in a two stage approach, to encourage housebuilding in accordance with Government policy.</p> <p>A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system.</p>
<p>Pro Vision Planning and Design on behalf of Benham Estate</p>	<p>At the understanding of Pro Vision, the scope of the DPD will be limited to allocating sufficient non-strategic housing sites to meet the residual housing requirement based on the overall housing requirement set out in the Core Strategy. Based on the Council's figures, that requirement is said to be 2,718 dwellings across the District.</p> <p>Adopted LDS (September 2013) has not been updated. The revised LDS timetable (May 2014) indicates that after 2016, a new Local Plan will be produced that that will replace in 2018 the adopted Core Strategy. The</p>	<p>The scope of DPD will also include housing related development management policies, revised parking standards for residential development and sites for gypsies and travellers.</p> <p>The requirement at March 2013 was 2,718 dwellings.</p> <p>The LDS was updated in May 2014 and is included on the Council's website: http://www.westberks.gov.uk/lfs.</p>

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	<p>preparation of the new Local Plan will include a review of the housing requirement informed by a new Strategic Housing Market Assessment.</p> <p>Based on past performance, the timetable for the preparation of the DPD and subsequent Local Plan is unrealistically optimistic.</p>	<p>The Regulation 18 consultation relates to the scope and content of the DPD rather than the timescales for preparation. However, in response, because the Housing Site Allocations DPD will be prepared within the framework of the adopted Core Strategy DPD (a regulatory requirement), the scope of the DPD will be more limited in scope and content (the Core Strategy DPD sets out the spatial strategy, policy framework and housing requirement). The process to prepare the DPD is therefore shorter than that of the Core Strategy DPD.</p> <p>Furthermore, evidence work to inform the preparation of the Housing Sites Allocations DPD is well progressed.</p>
	<ul style="list-style-type: none"> • Limiting the scope of the DPD and the time taken to prepare a new Local Plan will mean that the updated housing requirement to meet the objectively assessed needs of the District will not be in place before 2019/20. The Council's assessment of housing land supply will therefore for 14 years have been based on a demonstrably inadequate requirement. This is contrary to the requirements of the NPPF. • The level of housing proposed in the Core Strategy was of concern to the Inspector who sought to reconcile this dilemma by finding the plan sound provided the overall housing requirement reviewed at an early stage. But the Core Strategy's housing requirement does not meet Objectively Assessed need (OAN). • That may have been a position that was acceptable (as the Inspector ultimately found) during a short interim period pending an early review, but not acceptable for this situation to be maintained for a longer period of time. • It was not the Inspector's intention that the Core Strategy should remain 	<p>Whilst these comments are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led</p>

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	<p>part of the Development Plan and be used as the basis for assessing land supply and preparing further site allocation DPD's for periods of 14 years.</p> <ul style="list-style-type: none"> • The Site Allocations DPD process is fundamentally flawed. It should not be predicted on housing numbers which are set out in a Core Strategy which, whilst adopted in 2012, is based on the South East Plan which dates back to 2009 (using 2006 based population forecasts). The Core Strategy Inspector said those figures need early review. • It is completely misguided to continue with a Site Allocations process which will be out of date prior to adoption. A prudent and well directed council should concentrate on the review of the Core Strategy, and in particular on establishing the full OAN for market and affordable housing (as required by paragraph 47 of the NPPF) and should not pursue the site allocations process until that has been done. 	<p>system as set out in the NPPF (paragraph 157) and is intended to actively encourage housing delivery.</p> <p>Work has commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need.</p> <p>A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system in a two stage approach, to encourage housebuilding in</p>

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Pro Vision Planning and Design on behalf of Banner Homes and Wates	At the understanding of Pro Vision, the scope of the DPD will be limited to allocating sufficient non-strategic housing sites to meet the residual housing requirement based on the overall housing requirement set out in the Core Strategy. Based on the Council's figures, that requirement is said to be 2,718 dwellings across the District.	accordance with Government policy. The scope of DPD will also include housing related development management policies, revised parking standards for residential development and sites for gypsies and travellers. The requirement at March 2013 was 2,718 dwellings.
	Adopted LDS (September 2013) has not been updated. The revised LDS timetable (May 2014) indicates that after 2016, a new Local Plan will be produced that that will replace in 2018 the adopted Core Strategy. The preparation of the new Local Plan will include a review of the housing requirement informed by a new Strategic Housing Market Assessment.	The LDS was updated in May 2014 and is included on the Council's website: http://www.westberks.gov.uk/lfs .
	Based on past performance, the timetable for the preparation of the DPD and subsequent Local Plan is unrealistically optimistic.	The Regulation 18 consultation relates to the scope and content of the DPD rather than the timescales for preparation. However, in response, because the Housing Site Allocations DPD will be prepared within the framework of the adopted Core Strategy DPD (a regulatory requirement), the Housing Site Allocations DPD will be more limited in scope and content (the Core Strategy DPD sets out the spatial strategy, policy framework and housing requirement). The process to prepare the DPD is therefore shorter than that of the Core Strategy DPD.
	<ul style="list-style-type: none"> Limiting the scope of the DPD and the time taken to prepare a new Local Plan will mean that the updated housing requirement to meet the objectively assessed needs of the District will not be in place before 2019/20. The Council's assessment of housing land supply will therefore for 14 years have been based on a demonstrably inadequate requirement. This is contrary to the requirements of the NPPF. 	Whilst these comments are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:

Respondent	Summary of Representation	Council's response
	<ul style="list-style-type: none"> • The level of housing proposed in the Core Strategy was of concern to the Inspector who sought to reconcile this dilemma by finding the plan sound provided the overall housing requirement reviewed at an early stage. But the Core Strategy's housing requirement does not meet Objectively Assessed need (OAN). • That may have been a position that was acceptable (as the Inspector ultimately found) during a short interim period pending an early review, but not acceptable for this situation to be maintained for a longer period of time. • It was not the Inspector's intention that the Core Strategy should remain part of the Development Plan and be used as the basis for assessing land supply and preparing further site allocation DPD's for periods of 14 years. • The Site Allocations DPD process is fundamentally flawed. It should not be predicted on housing numbers which are set out in a Core Strategy which, whilst adopted in 2012, is based on the South East Plan which dates back to 2009 (using 2006 based population forecasts). The Core Strategy Inspector said those figures need early review. • It is completely misguided to continue with a Site Allocations process which will be out of date prior to adoption. A prudent and well directed council should concentrate on the review of the Core Strategy, and in particular on establishing the full OAN for market and affordable housing (as required by paragraph 47 of the NPPF) and should not pursue the site allocations process until that has been done. 	<p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF (paragraph 157) and is intended to actively encourage housing delivery.</p> <p>Work has commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need.</p> <p>A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the</p>

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		<p>District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system in a two stage approach, to encourage housebuilding in accordance with Government policy.</p>
<p>Sarah Griffiths of Turley on behalf of Commercial Estates Group</p>	<p>West Berkshire cannot currently demonstrate a deliverable five year housing land supply. This has been exacerbated by the delay in bringing forward Sandford Park. It is therefore recommended that West Berkshire should identify some of the sites shortlisted in the 'preferred options' version of the DPD as appropriate to address this shortfall in the short term.</p> <p>Other local authorities have sought through regular monitoring, to overcome interim shortages in housing land supply by adopting additional interim housing policies and sites. This allows for new development to come forward in the 5 year period. West Berkshire should be keen to promote additional housing and recognise the benefits of sustainable growth of settlements and the role this can play in the economic prosperity of West Berkshire.</p>	<p>A five year housing land supply can be clearly demonstrated. The five year housing land supply is set out in the Council's document 'Five year housing land supply at December 2013': http://info.westberks.gov.uk/CHttpHandler.ashx?id=35805&p=0 It is not therefore proposed to take the suggested approach.</p> <p>Progressing a Housing Site Allocations DPD will be a proactive approach and is intended to actively encourage housing delivery. This will ensure that non strategic sites can be allocated thus maintaining the Council's five year housing land supply.</p> <p>Interim housing policies carry very little weight unless they have been subject to the correct preparatory processes as part of a DPD.</p>

Respondent	Summary of Representation	Council's response
	<p>The focus should be on sustainable sites in and around Newbury, as the principal settlement of West Berkshire, and in part compensation for the delay in delivery of the Sandford Park urban extension. Local Authorities who depend on the delivery of substantial urban extensions for their housing supply often find such large scale releases of housing land can take much longer to come forward than anticipated. This issue should be suitably addressed through the identification now of other sites in Newbury.</p>	<p>The Housing Site Allocations DPD will allocate the remainder of the 'at least' 10,500 housing figure identified in the Core Strategy in and around the settlements of the district's settlement hierarchy in accordance with the spatial strategy. The Core Strategy sets out the settlement hierarchy in policy ADPP1. This policy acknowledges that West Berkshire's main urban areas, such as Newbury, will be the focus for development and policy ADPP2 sets out the details of the spatial strategy for this area.</p> <p>The site selection work for the Housing Site Allocations DPD is subject to a Sustainability Appraisal / Strategic Environmental Assessment. This, alongside technical advice, will ensure that the sites taken forward into the Preferred Options Housing Site Allocations DPD document are sustainable. The site selection criteria will be based on the principles of sustainability.</p>
	<p>As part of the Housing Site Allocations DPD consultation Commercial Estates Group will write again to further promote their site on land at North Newbury as a suitable and sustainable location, to help deliver the remainder of the Core Strategy housing requirement.</p>	<p>Comment noted.</p>

Respondent	Summary of Representation	Council's response
Charles Routh of Natural England	<p>There are a number of environmental assets in or liable to be affected by the plan which need to be considered in the plan making process. These include European Sites, Sites of Special Scientific Interest, the North Wessex Downs AONB, and more locally determined features of wildlife and landscape value. If locally assessed needs are undeliverable in the context of paragraph 14 of the NPPF, there should be early engagement with neighbouring planning authorities to seek to meet these needs elsewhere. We expect that any allocations are demonstrated to be deliverable in the context of the NPPF and local policies to protect the natural environment. In particular we advise that the plan shows that policies will not result in unacceptable impacts on protected landscapes and that priority species and habitats will not fundamentally constrain development on the sites chosen.</p>	<p>The Housing Site Allocations DPD will be prepared within the context of the Core Strategy DPD. Policy CS17 of the Core Strategy has specific regard to biodiversity and geodiversity. The preparation of the Core Strategy was informed by the NPPF.</p> <p>Work on satisfying the Duty to Cooperate is taking place on an ongoing basis. A paper has been sent out to those with whom West Berkshire needs to cooperate which sets out how West Berkshire Council will deal with strategic planning issues as part of the preparation of the DPD.</p> <p>As part of the site selection process, all sites will be subject to a Sustainability Appraisal / Strategic Environmental Assessment. The detailed site selection criteria will also take the specific matters raised into account – they are integral to the site selection process.</p>
	<p>The Sustainability Appraisal process should be initiated at an early stage in the process and should ensure that the 'avoid – mitigate – compensate' hierarchy is adhered to and a net gain for the environment should be sought.</p>	<p>A Sustainability Appraisal / Strategic Environmental Assessment Scoping Report has been prepared and consulted upon for the Housing Site Allocations DPD. In line with the Environmental Assessment of Plans and Programmes Regulations 2004, Natural England has been consulted as one of the 'consultation bodies'.</p> <p>SA/SEA is an integral part of the preparation of the DPD and will be used throughout as part of the assessment of the sites.</p>
	<p>A Habitats Regulation Assessment should be undertaken and initiated at an</p>	<p>A Habitats Regulation Assessment</p>

Respondent	Summary of Representation	Council's response
	<p>early stage.</p> <p>If the DPD includes development specifications, we advise that the natural environment is included in these specifications, and where appropriate, justified by evidence such as landscape assessment.</p> <p>More general advice is set out in the annex appended to the representation letter.</p>	<p>Screening Report is being drafted and will be updated as preferred sites and policies evolve. In line with the Conservation of Habitats and Species Regulations 2010, Natural England will be consulted on this document as it is the 'appropriate nature conservation body'.</p> <p>Comment noted. The DPD will include policies for each allocation.</p> <p>Advice set out in Annex noted.</p>
David Fisher	<p>I think it is essential that adequate land be allocated to housing to allow for development both inside and outside the respective village boundaries where allocation of such land will not harm either the local or social environment of the region surrounding it.</p>	<p>The Housing Site Allocations DPD will allocate the remaining 'at least' 10,500 dwelling requirement identified in the Core Strategy DPD. Development will be located within or adjacent to the settlements identified in the settlement hierarchy (in policy ADPP1) of the Core Strategy DPD.</p>
David Russell	<p>If current planning policies and trends persist in the foreseeable future, Inkpen will become a collection of big to huge houses, with the distribution so skewed to the 5+ bedroom house category that it will feel like the gated communities.</p> <p>Driven by the reasonable wish to preserve the character of Inkpen and surrounds, the current generation of Inkpen residents seems to have given themselves the right to freeze the footprint of the village as it was in the 1990s. This is massively ironic because, of course, most of these people live in houses which were built on land that was split from other, larger plots.</p> <p>West Berkshire should challenge the smaller communities who currently have no responsibility under the core plan to supply any sites for building new houses. They should be asked to take some responsibility and come up with suggestions that would support the healthy development of their village and supply new houses.</p>	<p>The adopted Core Strategy DPD includes a policy on housing type and mix (policy CS4). The new Local Plan, that will supersede both the Core Strategy and Housing Site Allocations DPD in 2018, will include a review of all Core Strategy DPD and Housing Site Allocation DPD policies, in addition to any of the remaining saved Local Plan policies. The evidence base will also be reviewed.</p> <p>Whilst Inkpen falls outside of the settlement hierarchy set out within policy ADPP1 of the Core Strategy DPD, the new Local Plan will include a review of the settlement hierarchy.</p>

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<p>Douglas Bond of WoolfBond Planning</p>	<p>That overall housing requirement as set out in the core strategy is "out of date" having regard to the more recent advice in the NPPF and reinforced by the recent publication of the PPG. This guidance points to having an up-to-date housing requirement based on the most up-to-date objectively assessed needs.</p>	<p>In order to find the Core Strategy sound, the Inspector committed the Council to a review of needs and demands for housing through a Strategic Housing Market Assessment (SHMA) within three years of adoption of the Core Strategy DPD in order to comply with the National Planning Policy Framework (NPPF).</p> <p>Work has commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need.</p> <p>A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the</p>

Respondent	Summary of Representation	Council's response
		<p>Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system in a two stage approach, to encourage housebuilding in accordance with Government policy.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandford Park and windfalls.</p>
Hannah Wilson of Wokingham Borough Council	No Comment	
Graham Hunt of Newbury Town Council	<p>The general consensus was that a Housing Site Allocation document on its own, without reference to the resulting infrastructure needs is potentially dangerous. The scope and content of the Housing Site Allocations Development Plan Document (DPD) should therefore include as integral elements:</p> <ul style="list-style-type: none"> • Retention of the housing mix foreseen in the Core Strategy. • The schools, primary health care services, public transport, roads, and road developments required for the new houses. • Retention of the balance foreseen in the Core Strategy between the 	<p>The Housing Site Allocations DPD will form part of the Local Plan alongside the Core Strategy DPD. It will consequently be in general conformity with the Core Strategy.</p> <p>Future infrastructure requirements are listed within the Council's Infrastructure Delivery Plan (IDP). The purpose of the IDP is to help deliver West Berkshire's future growth</p>

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	<p>growth of residential, retail, commercial, and industrial areas.</p> <ul style="list-style-type: none"> • Wider consideration of the eventual needs of the Newbury/Thatcham conurbation, including the urban areas of adjoining parishes. • The space which may eventually be assigned to a University or University faculties, a modern concert hall, and a modern sports complex. • Provision for the wider transport needs of the Newbury/Thatcham conurbation, including completing an outer ring road to the south and north. • Bringing the A339 Newbury-Basingstoke road to an acceptable standard for future needs. 	<p>sustainably. It describes what infrastructure is needed and how, when and by whom it will be delivered and, where known, the location. The IDP will be updated as part of work on the Housing Site Allocations DPD in consultation with infrastructure providers, and will be updated as part of work on the Housing Site Allocations DPD once preferred housing sites have been confirmed as firm allocations.</p>
<p>Peter Dutton of Gladman Developments (submission includes Appendix A: location plan and Appendix B: Paul Tucker QC legal opinion)</p>	<p>Core Strategy review:</p> <ul style="list-style-type: none"> • The NPPF sets out at paragraphs 14, 47, 152 and 159 the need to prepare a Strategic Housing Market Assessment as the basis for determining an authority's objectively assessed housing needs and to meet these needs in full. • At examination, the Core Strategy Inspector highlighted that the proposed housing target for the district did not meet with the requirements of the Framework, with the available evidence indicating housing need and demand to be higher than the level of the homes proposed. Based on these conclusions, the Core Strategy sets out that the Council will prepare an updated SHMA within three years of the Plan's adoption, undertaking a review of the housing targets for the district based on the SHMA's findings. • Gladman remind the Council of the fundamental need to review the current housing requirements for the district to ensure that these are consistent with the authority's full objectively assessed needs. This is particularly the case where evidence points to the need to provide a significantly higher level of homes in the district with the 2008 and 2011 household projections indicating the need to provide 796 and 710 dwellings per annum in the authority area. 	<p>The High Court cases that the respondent refers to are noted. However the comments made appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:</p> <p>Work has commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need.</p> <p>A Local Plan will then be prepared, to look</p>

Respondent	Summary of Representation	Council's response
		<p>longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandleford Park and windfalls.</p>
	<p>In light of a lack of NPPF compliant assessment of West Berkshire's housing needs, Gladman have commissioned Regeneris Consulting to undertake an independent objective assessment of the district's housing needs. The draft assessment indicates that there is now a need to deliver 1,080 dwellings per annum in West Berkshire over the period 2011-2026, more than double the</p>	<p>West Berkshire Council has commenced work on a SHMA in conjunction with the neighbouring Berkshire authorities. In accordance with the NPPF, the SHMA will be carried out for the Housing Market Area</p>

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	<p>housing requirement currently set out in the Council's adopted Core Strategy. This highlights a significant need to identify further deliverable and developable housing sites in the district.</p>	<p>rather than for the West Berkshire area. It does not appear from the respondent's comments that the draft assessment by Regeneris Consulting has taken into account neighbouring authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also need to be involved in accordance with the duty to cooperate. The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need and is intended to actively encourage housing delivery.</p> <p>A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations DPD and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through the plan-led system in a two stage approach, to encourage housebuilding in accordance with Government policy.</p>

Respondent	Summary of Representation	Council's response
		<p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF.</p>
	<p>Core Strategy review:</p> <ul style="list-style-type: none"> • Whilst recognising that the Council is currently in the process of preparing an up-to-date SHMA and intends to commence work on a new Local Plan once the Housing Site Allocations DPD has been adopted, Gladman submit that it would now be appropriate for the Council to delay work on the Housing Site Allocations DPD with a view to progressing a combined Local Plan and Site Allocations document, in conformity with the Framework's requirements. To be found sound and consistent with the Framework's requirements, the Housing Site Allocations DPD must identify sufficient housing sites to meet the full objectively assessed needs for the district • To be found sound and consistent with the NPPF, the Housing Site Allocations DPD must identify sufficient housing sites to meet the full objectively assessed needs for the district, with the amount of weight to be given to the Core Strategy Housing targets viewed in the context of paragraph 215 of the Framework. A copy of a legal opinion on this matter, prepared by Paul Tucker QC for the recent Harrogate Sites and Policies DPD Examination, is provided at Appendix B of this submission in this regard. 	<p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF (paragraph 157) and is intended to actively encourage housing delivery. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandford Park and windfalls.</p>
	<p>Site allocations:</p> <ul style="list-style-type: none"> • NPPF makes clear that to significantly boost the supply of housing, Local Planning Authorities should identify and update annually a supply of specific sites sufficient to supply five years' worth of housing with either a 	<p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance</p>

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	<p>5% or 20% buffer dependent on past delivery; and use their evidence base to ensure they meet their full objectively assessed housing needs, Identify a supply of specific developable sites, or broad locations for growth for years 6-10, and where possible 11-15 of the Plan period.</p> <ul style="list-style-type: none"> • The Housing Site Allocations DPD will help to deliver the housing required in West Berkshire over the Plan period. To ensure this is achieved Gladman submit that the Plan should distribute housing to a range of sites that will support the Plan's strategy, provide sustainable locations for development and ensure housing is delivered. To address situations where housing does not come forward as expected it should make clear that the authority will seek to maintain at all times a five year supply of deliverable housing sites in accordance with the Presumption in Favour of Sustainable Development • Often, Plan allocations do not deliver the level of housing that was anticipated when they were allocated. There should be an over-allocation of sites, over and above the housing required by the Core Strategy, to cater for sites that fail to come forward, come forward at a slower rate than originally anticipated, or do not deliver the number of dwellings originally considered appropriate. • NPPF emphasises that the purpose of the planning system is to contribute to the achievement of sustainable development. The Council should therefore distribute growth to sustainable settlements with established facilities, services and infrastructure. However, the need for development in lower order sustainable settlements, which could also help to sustain existing facilities and services, should not be overlooked. The level of housing directed to each of the district's settlements should be viewed in the context of the authority's full, objectively assessed needs. • The decision to distribute development and allocate sites should be based on the findings of the evidence base and should not be a politically driven spatial strategy. The Council should seek to provide sufficient growth to meet the needs of its settlements taking their sustainability credentials and the need to ensure their long-term vitality into account. 	<p>with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF and is intended to actively encourage housing delivery. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandford Park and windfalls.</p>
	<p>Site submission:</p>	<p>The distribution and allocation of sites within the Housing Site Allocations DPD will be in</p>

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	<ul style="list-style-type: none"> • Gladman have an interest in Land off Mans Hill, Burghfield Common, as shown in Appendix A to this submission. • Gladman submit that Burghfield Common represents a sustainable location for further residential development. Defined as one of the districts Rural Service Centres to which further development will be directed, the village benefits from a good range of services and facilities, with frequent public transport links to the higher order centre of Reading. • Land off Mans Hill provides an inherently suitable and sustainable location for residential development. The site could be sympathetically developed to provide a logical extension to the settlement, reflecting the characteristics and setting of its location. There are no significant constraints or designations that would prevent the site from coming forward in the short term to meet the authority's housing needs. • Land off Mans Hill is considered to be deliverable, as it is available now, offers a suitable location for development, and is achievable. The landowner and Gladman are keen to deliver a high quality scheme on the site and would welcome further discussions with the Council regarding this. 	<p>line with the spatial strategy and settlement hierarchy set out in policy ADPP1 of the Core Strategy DPD. The spatial strategy reflects the existing and future role and function of settlements.</p> <p>The comments on Mans Hill are noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
<p>Oliver Taylor of Strutt and Parker LLP on behalf of James Radbourne (attachments: Appendix A: site location plan and Appendix B: Landscape and Visual Assessment)</p>	<p>Summary and conclusion:</p> <p>Presumption in favour of sustainable development at heart of NPPF. Local Planning Authorities must positively seek opportunities to meet development needs of their area.</p> <p>Preferred locations for new housing development should be identified across each of the identified rural service centres and rural service villages.</p>	<p>The Housing Site Allocations DPD will pro-actively allocate non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF.</p> <p>The Housing Site Allocations DPD will allocate the remainder of the 'at least' 10,500 housing figure identified in the Core Strategy in and around the settlements of the district's settlement hierarchy in accordance with the spatial strategy. The Core Strategy sets out the settlement hierarchy in policy ADPP1. This policy acknowledges that West Berkshire's main urban areas, such as Newbury, will be the focus for development with further</p>

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	<ul style="list-style-type: none"> • The DPD should be structured in four parts – Part I should provide an introduction and set out how West Berkshire has proactively sought to meet its objectively assessed housing needs. Parts II and III should establish a growth and distribution strategy for the identified Rural Service Centres and Service Villages respectively. Each part should then be broken down into a strategy for each settlement and should identify individual sites for housing allocations. Part IV should contain provisions relating to housing related development management policies, inclusive of those to manage development in the open countryside. • Parts II to III should identify sufficient land to meet the Council's objectively assessed housing need having regard to the awaited SHMA. • Land at Wantage Road should be allocated for residential development in the Preferred Options draft of the Housing Site Allocations DPD. The site is readily available and title absolute is in single ownership. There are no insurmountable legal issues preventing this site from coming forward and delivering much need new open market and affordable housing. • Representations supported by a Landscape and Visual Assessment 	<p>development opportunities in rural service centres and service villages.</p> <p>Comments noted. It is proposed that the DPD will include this information but will not repeat details already included within the adopted Core Strategy.</p> <p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
Barbara Morgan of Network Rail	<p>Developer contributions:</p> <ul style="list-style-type: none"> • The DPD should set a strategic context requiring developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure. • Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure including improved signalling, passing loops, car parking, improved access arrangements or platform extensions. • Network Rail is a publicly funded organisation with a regulated remit. It would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements. • Specifically, we request that a Policy is included within the document which 	<p>The Housing Site Allocations DPD will be prepared within the framework of the adopted Core Strategy DPD which includes strategic policies. The Housing Site Allocations DPD will therefore not include a policy on developer contributions.</p> <p>Policy CS5 of the Core Strategy has regard to infrastructure requirements and delivery and states that the Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure</p>

Respondent	Summary of Representation	Council's response
	<p>requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development.</p> <ul style="list-style-type: none"> • The likely impact and level of improvements required will be specific to each station and each development meaning standard charges and formulae may not be appropriate. Therefore in order to fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impact on the rail network. • To ensure that developer contributions can deliver appropriate improvements to the rail network we would recommend that Developer Contributions should include provisions for rail and should include the following: <ul style="list-style-type: none"> ○ A requirement for development contributions to deliver improvements to the rail network where appropriate. ○ A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated. <p>A commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements. In order to be reasonable these improvements would be restricted to a local level and would be necessary to make the development acceptable. We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit.</p>	<p>delivery, whilst protecting local amenities and environmental quality Network Rail, as a key infrastructure provider, will be consulted regarding further infrastructure requirements resulting from shortlisted site allocations..</p> <p>It should be noted that from 1 April 2015, the Community Infrastructure Levy (CIL) will come into force (and apply to all planning permissions granted on or after 1 April 2015) and will replace the contributions collected under Section 106 with the exception of affordable housing.</p> <p>The generic types of infrastructure that may be funded with CIL receipts is set out in the Reg 123 List which accompanies the Council's CIL Charging Schedule. There are however exceptions, those being specific on-site infrastructure or direct mitigation measures required as a result of any large scale development.</p> <p>Further updates to the Reg 123 list will be made on an annual basis and will have regard to amongst other things, the Council's Infrastructure Delivery Plan (which will be updated as part of work on the DPD. Network Rail will be consulted upon this, as they have been on previous updates to the IDP).</p>
	<p>Level crossing safety:</p>	<p>It is intended that the Housing Site Allocations DPD will include detailed policies</p>

Respondent	Summary of Representation	Council's response
	<ul style="list-style-type: none"> • Development proposals' affecting the safety of level crossings is an extremely important consideration for emerging planning policy to address. The impact from development can result in a significant increase in the vehicular and/or pedestrian traffic utilising a crossing which in turn impacts upon safety and service provision. • As a result of increased patronage, Network Rail could be forced to reduce train line speed in direct correlation to the increase in vehicular and pedestrian traffic using a crossing. This would have severe consequences for the timetabling of trains and would also effectively frustrate any future train service improvements. This would be in direct conflict with strategic and government aims of improving rail services. Therefore the location of proposed housing sites is an important consideration for Network Rail. • In this regard, we would request that the potential impacts from residential development affecting Network Rail's level crossings, is specifically addressed through planning policy as there have been instances whereby Network Rail has not been consulted as statutory undertaker where a proposal has impacted on a level crossing. • We request that a policy is provided confirming that: <ul style="list-style-type: none"> ○ the Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (<i>Schedule 5 (f)(ii) of the Town & Country Planning (Development Management Procedure) order, 2010 requires that... "Where any proposed development is likely to result in a material increase in volume or a material change in the character of traffic using a level crossing over a railway (public footpath, public or private road) the Planning Authority's Highway Engineer must submit details to both Her Majesty's Railway Inspectorate and Network Rail for separate approval"</i>). ○ Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing such impact: and ○ The developer is required to fund any required qualitative 	<p>for each of the housing allocations. It is advised that during the forthcoming Preferred Options consultation on the DPD, Network Rail highlight any sites that could have an impact upon the safety of level crossings.</p>

Respondent	Summary of Representation	Council's response
	<p>improvements to the level crossing as a direct result of the development proposed.</p> <p>Other considerations:</p> <ul style="list-style-type: none"> • Any traveller site is deemed the same as any residential development next to the operational railway with potentially increased numbers of young people and minors using the site, there is an increased risk of trespass with residents using the railway as a short cut and failing to recognise the risks involved by crossing the railway at unauthorised points. • Any existing Network Rail fencing at any potential site which is next to the operational railway has been erected to take account of the risk posed at the time the fencing was constructed and not to take into account any presumed future use of the site. • Therefore, any proposed residential traveller development site may import additional trespass onto the railway, therefore, should the Council chose to develop a site next to the operational railway they must provide a suitable trespass proof steel palisade fence of a minimum 1.8m in height to mitigate any risks that the development might import. • Any fencing installed must not prevent Network Rail from maintaining its own fencing/boundary treatment. As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund boundary works and enhancements necessitated by commercial or third party developments that import risks onto the operational railway and Network Rail land. • There must be a minimum of a 2 metres gap between any buildings or structures and the Network Rail boundary. • We would appreciate the Council providing Network Rail with an opportunity to comment on any future planning applications or proposed site allocations should they be submitted for sites adjoining the railway, or within close proximity to the railway as we may have more specific comments to make (further to those above). 	<p>Comments noted. These will be taken into consideration during the selection of the Gypsy and Traveller sites. It is proposed that Gypsy and Traveller sites are included within the Preferred Option draft of the Housing Site Allocations DPD. It is advised that Network Rail raise any concerns as part of the consultation.</p>

Respondent	Summary of Representation	Council's response
Mark Williams of Vale of White Horse District Council	<ul style="list-style-type: none"> The Vale of White Horse District Council welcomes the level of work that West Berkshire Council are undertaking to identify and allocate a sufficient level of housing sites to address their future housing needs of their area, as well as maintain a five year supply of deliverable housing sites, to promote the sustainable development area. The Council has no comments to make in relation to the proposed scope and content of the allocations document. We would suggest that West Berkshire Council should be mindful of all of the supporting infrastructure requirements (particularly the A34) for the future allocations, in order to promote sustainable development of the area and wider sub area. 	<p>Comments noted. As part of the site selection process for the Housing Site Allocations DPD, we will liaise with the Highways Agency and the Council's Highways and Transport Team and Transport Policy Team.</p> <p>The Council has an Infrastructure Delivery Plan which is updated periodically. The IDP will be updated as part of work on the Housing Site Allocations DPD.</p>
Brian Clifford of Network Rail Mining Department	<ul style="list-style-type: none"> With reference to West Berkshire Minerals and Waste Development Issues and Options Consultation. Our department's main concern is to protect the rail network from the potential risk from mineral and waste development. I have looked through the Council documents and can find no reference to mineral extraction or landfill operations on which it is our department's role to assess and comment. Therefore, we have no recommendations or comments thereon. 	<p>The Housing Site Allocations DPD will not take into account minerals and waste. A separate Minerals and Waste DPD is being prepared and an issues and options consultation for this document ran between January and February 2014.</p>
Matthew and Jane Parkin	<p>As the owners of site ref CHI016 at Downend Chieveley we would like to make the following comments.</p> <ul style="list-style-type: none"> The site of approx 0.7ha comprises a redundant/derelict garden with brick and tile workshop / outbuilding, it lies adjacent to the existing development boundary to the northern edge of the village accessed from Morphetts Lane via the original driveway to Downend Farm. Downend Farm having made a new access from the bye way at the end of Morphetts Lane during the late 1980's. Morphetts Lane is an unadopted gravel lane serving some 8 large detached dwellings, these are family houses so the lane carries varying levels of traffic dependant on occupancy. These existing properties are and have been serviced via the lane without issue. Historically the site lay within the development boundary before its revision 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<p>approx 28 years ago.</p> <ul style="list-style-type: none"> • Any development of the site would be in keeping with the existing settlement pattern and could take place without harm to the natural beauty of the AONB. • The Kirkham landscape report concluded that development could be accommodated without negative affect providing the existing vegetation framework is retained, replacing the 'incongruous' conifer hedge with more native planting would be beneficial. • The hedge does screen the site from the surrounding countryside and forms a natural end to the northern edge of the village at this point. • Inclusion of the site within the settlement boundary would provide for a more organic form of growth to balance the larger sites which almost form a village within the village, allowing for a more cohesive society to develop. 	
<p>Greg McGill of the West Berkshire Ramblers</p>	<p>I refer to the notice of your intention to prepare the above document and would ask, in the assessment of possible impacts of new housing sites, that you consider the following:</p> <ul style="list-style-type: none"> • that the existing public and permitted footpath networks are not reduced or damaged in any way; • that where it is deemed necessary to divert any path that the diversion is no less attractive to walk along than the existing path and preferably would be an improvement; • that when looking at sites for housing you consider how the FP network could be improved by the creation of new FP links (even where none exist at present). With new housing we consider it important to maintain good links to the countryside for existing residents who may otherwise find it less attractive and/or more difficult to access footpaths and the countryside near their homes because of new housing developments; • that you consider improvements to the footpath network be made a policy requirement of the DPD and preferably incorporated into appropriate s106 agreements and conditions of planning consent for new housing developments. 	<p>Comments noted. The Council seeks to provide sustainable development, in line with the requirements of the NPPF and Core Strategy. The Council's Rights of Way Officer will be consulted, where appropriate, on development proposals which affect public rights of way. Additionally, Core Strategy policy CS14 – Design Principles, requires new development to 'Ensure environments are accessible to all and give priority to pedestrians and cycle access providing linkages and integration with surrounding uses and open spaces.'</p>

Respondent	Summary of Representation	Council's response
<p>Joanna Male of Gregory Gray Associates on behalf of The Garden Centre Group</p>	<p>Representation promotes the following sites:</p> <ul style="list-style-type: none"> • Thatcham Garden Centre (site ref: THA023) • Hungerford Garden Centre (site ref: HUN020) 	<p>Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
<p>Heidi Clarke of Sport England</p>	<ul style="list-style-type: none"> • It appears that West Berkshire undertook a retail and leisure study in 2003 and was updated in 2010. Any sports facilities allocated in the study for protection and enhancement should be reflected in the allocation of sites for housing. Furthermore where sites are identified for housing consideration should be given to the additional demand this will put on sports facilities. Furthermore existing playing field should not be allocated for housing unless there is a robust evidence base to suggest such playing field is surplus in accordance with Paragraph 74 of the NPPF. Sport England would oppose the allocation of any playing field site for housing in accordance with Paragraph 74 of the NPPF. • West Berkshire has not undertaken a Playing Pitch Strategy which is regrettable. It is advisable that the Council consider undertaking a Playing Pitch strategy in order to take account of existing provision and ensure that there is a good supply of high quality pitches and playing fields available to the community. 	<p>Future infrastructure requirements are listed within the Council's Infrastructure Delivery Plan (IDP). The purpose of the IDP is to help deliver West Berkshire's future growth sustainably. It describes what infrastructure is needed and how, when and by whom it will be delivered and, where known, the location. The IDP will be updated as part of work on the Housing Site Allocations DPD. The Housing Site Allocations DPD is being prepared in conformity with the Core Strategy which has already been examined and adopted, along with its evidence base. The evidence base will be reviewed as part of the preparation of a new Local Plan.</p>
<p>James Hicks of Pegasus Planning on behalf of Henry Davidson Developments (Burghfield Common) Ltd</p>	<ul style="list-style-type: none"> • The DPD will be fundamentally flawed if it relies on the housing figure identified in the adopted West Berkshire Core Strategy. A Local Plan or DPD has to comply with the National Planning Policy Framework (NPPF) • The SHMA needs to be completed before the <i>Housing Site Allocations DPD</i> can progress. Without it, the DPD will not be able to pass the NPPF tests of soundness in policy terms or demonstrate statutory compliance with the Duty to Co-operate in Section 110 of the Localism Act 2011. • It is clear from the recent court judgments and the decisions of planning inspectors, in conjunction with the report of the Inspector who examined the West Berkshire Core Strategy that the Core Strategy housing target does not comply with the NPPF even though it was adopted after publication of 	<p>Whilst these comments are noted, they appear to be based on a misunderstanding of the Council's positive approach to progressing housing allocations in the District. The position is therefore explained below:</p> <p>In order to find the Core Strategy sound, the Inspector committed the Council to a review of needs and demands for housing through a Strategic Housing Market Assessment</p>

Respondent	Summary of Representation	Council's response
	<p>the NPPF.</p> <ul style="list-style-type: none"> It follows that West Berkshire cannot demonstrate a five-year housing land supply; that the Core Strategy policies for housing cannot be considered up to date in terms of Paragraph 49 of the NPPF; and that paragraph 14 of the NPPF including the presumption in favour of sustainable development must therefore be applied to housing applications as development plan policies are out of date. It also follows that the housing target of the Core Strategy cannot be used as the basis for a sound Housing Sites Allocation Document. The proposed DPD must follow completion of a new SHMA for the wider Berkshire housing market area: to meet the statutory Duty to Co-operate; and to comply with the policy requirements of the NPPF by demonstrating that its proposals meet the full, objectively assessed housing needs in the housing market area, as far as is consistent with other policies in the NPPF. 	<p>(SHMA) within three years of adoption of the Core Strategy DPD in order to comply with the National Planning Policy Framework (NPPF).</p> <p>Work has now commenced on a SHMA in conjunction with neighbouring Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will be involved in accordance with the duty to cooperate. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF. The Housing Site Allocations DPD will identify site allocations to meet the first proportion of the objectively assessed need and is intended to actively encourage housing delivery.</p> <p>A Local Plan will then be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District. Timetables for both the Housing Site Allocations and the Local Plan are set out in the Council's approved Local Development Scheme and demonstrate the Council's public commitment to assessing and proactively meeting the objectively assessed needs of West Berkshire through</p>

Respondent	Summary of Representation	Council's response
		<p>the plan-led system.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF. This housing allocation will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy DPD, with added flexibility including Sandleford Park and windfalls.</p> <p>In respect of the Duty to Cooperate, work on satisfying the Duty is taking place on an ongoing basis. A paper has been sent out to those with whom West Berkshire needs to cooperate which sets out how West Berkshire Council will deal with strategic planning issues as part of the preparation of the DPD. The paper seeks comments on the approach as part of the ongoing process of cooperation.</p> <p>The paper identifies that the strategic priorities are already agreed within the adopted Core Strategy DPD. Since the primary role of the Housing Site Allocations DPD will be to support the delivery of housing as set out in the Core Strategy DPD, we are therefore tailoring our</p>

Respondent	Summary of Representation	Council's response
		<p>approach to the Duty to Cooperate as part of the Housing Site Allocations DPD accordingly. A series of strategic matters have been drawn out from the Core Strategy DPD which the Council considers to be of particular relevance to the Housing Site Allocations DPD. Outcomes from the consultation on this paper will be reported separately as part of the Duty to Cooperate process.</p> <p>West Berkshire Council has a five year housing land supply. The five year housing land supply is set out in the Council's document 'Five year housing land supply at December 2013': http://info.westberks.gov.uk/CHttpHandler.ashx?id=35805&p=0</p>
<p>Martyn Crocker on behalf of Derek Crocker (submission includes Appendix)</p>	<p>Scope:</p> <ul style="list-style-type: none"> • WBC have not shown any intention of reviewing the settlement boundaries within this HSAPDP, we have always been informed that boundary resetting would be addressed as part of the HSAPDP • We strongly object to the exclusion of this site and the statement from the WBC Planning Policy Team that the site is not developable (which it clearly is). We suggest all the factors have not been correctly taken in to consideration. • West Berks need the housing and there are small sites that cumulatively together with other small sites would be significant in assisting in boosting the supply of housing, many in an acceptable way, and which ought not to be excluded from consideration in identifying sites in and around sustainable settlements such as Hungerford. We consider HUN002 to be such a case. <p>Case for developing the site – vehicular access:</p>	<p>A settlement boundary review of the settlements identified within adopted Core Strategy DPD policy ADPP1 (Spatial Strategy) will be carried out as part of the Housing Site Allocations DPD. Criteria to review the settlement boundaries will be consulted upon as part of the preferred options consultation for the Housing Site Allocations DPD.</p> <p>A review of the remaining settlement boundaries will be completed as part of work on the new Local Plan that will supersede the Core Strategy DPD and Housing Site Allocations DPD in 2018.</p>

Respondent	Summary of Representation	Council's response
	<ul style="list-style-type: none"> • Formal request made for settlement boundary to be extended to Marsh Lane. Marsh Lane clearly merges with the town, with the remaining area clearly distinct and separated by hedgerows. We request this in accordance with WBC's statement 'all settlement boundaries will be reviewed through the Site Allocations and Delivery DPD'. • Vehicular access issues relating to the site can be overcome by upgrading the access. • Highways improvement plans accompanied a planning application in 2004 which was refused because of the present substandard nature of Marsh Lane and the absence of a S106 agreement. Grant of planning permission would have required highways improvements. • Application for housing in 2000 refused. Subsequent appeal dismissed. Inspector noted road safety an issue but accepted Highways Authority's view that there are ways of overcoming highways objections by providing passing places and widening the lane. • Since the 2004 application, land opposite HUN002 has been used as allotment site (over 80 plots) for past 5 years. This has generated traffic to and from the site with no problems and obviously with the approval of WBC. Traffic access to HUN002 cannot be considered an issue. <p>Rural character of the site:</p> <ul style="list-style-type: none"> • 2011 SHLAA commented that development of the site would affect the rural character of the site and is in area of high landscape sensitivity. 2009 SHLAA stated that site not considered to have high scenic quality. The reference to high landscape sensitivity appears to have been derived from a Landscape Sensitivity Study for Hungerford, carried out for the Council by Kirkham Landscape Planning Limited in May 2009. It is not clear why the Council was not able to take account of that report in their first SHLAA response of April 2009, as the contents of the report would have been available at the time. • The Council's comments on representations relating to the 2011 SHLAA commented in respect of HUN002 that "this site was classified as not developable on grounds other than landscape impact and was therefore 	<p>Specific comments on site noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<p>not included in the Independent Landscape Sensitivity Analysis of the AONB produced during January 2011." This is in contradiction to the 2011 SHLAA which states that the site is not developable because located within a high landscape sensitivity area.</p> <ul style="list-style-type: none"> • The Council's objections on landscape sensitivity grounds are not justified. As noted in the representations of the owner of the site in February 2011, the effect of the development of this site on the rural character of the area can only be reasonably assessed at the time of the submission of an application. In this connection, attached in Appendix 1 is the layout plan for the 6 houses previously referred to under 04/01429. It is clear that there would be sufficient space available for extensive new landscaping, as part of that development. • The site proposed for development as part of this submission, is perceived to merge with the Town in landscape terms, and as such it is considered to be "clearly distinct" from the more sensitive landscape areas beyond. Additionally with development to the immediate west and east of the site and Marsh Lane clearly separating it from sensitive areas and the site not visible from any point outside of Marsh Lane. Landscapes sensitivity also cannot be an issue for not developing this site. <p>Conclusions:</p> <p>The Council should reassess this site in both terms of its access, which can be adequately provided to the satisfaction of the Council's own Highways Officer, and in terms of the lack of effect on the rural character of the area, having regard to the potential for Sensitivity Report, as set out above. Please note that with regard to access to the site this is now at the eastern side, therefore the 2013 SHLAA comments taken in context with the above make no sense at all. We have shown that access is not an issue and on this basis we request landscape re-assessment</p>	
Stanford Dingley Parish Council	<p>Potential development:</p> <ul style="list-style-type: none"> • Stanford Dingley has little infrastructure to support development. There is no shop, no school, no community hall and only a weekly bus service which is under threat of withdrawal. Stanford Dingley has a low ranking in the 	The Housing Site Allocations DPD will allocate the remainder of the 'at least' 10,500 housing figure identified in the Core Strategy in and around the settlements of the district's settlement hierarchy. Stanford

Respondent	Summary of Representation	Council's response
	<p>settlement hierarchy [Policy CS11] because of its limited amenities.</p> <ul style="list-style-type: none"> The Parish Council considers that Stanford Dingley would not be a suitable location for any housing site allocations. The Parish Design Statement (adopted 2010) supports this at paragraphs 2.3 (site within AONB which is a national designation and has highest level of protection with regard to the conservation of natural beauty), 2.4 (the village has no settlement boundary, is within the AONB and a conservation area covers part of the village), 4.1 (Stanford Dingley and surrounding countryside unique in Pang Valley as built environment relatively untouched by modern development and retains sense of past through historic buildings) and 4.3 (distinctive rural character and open structure of village dependent on views of the surrounding countryside which are obtained through gaps in the development). 	<p>Dingley does not fall within the settlement hierarchy and will not, therefore, have any housing allocations. Instead, it is identified in Core Strategy policy ADPP1 as a smaller village with a settlement hierarchy that is suitable only for limited infill development.</p>
	<p>Further comment:</p> <ul style="list-style-type: none"> The Parish Council welcomes the Policies under the West Berkshire Core Strategy and particularly CS17, 18 and 19. However, we are advocating the retention of other policies identified in Appendix B of Local Development Scheme (dated September 2013) where it states that these are 'To be replaced by West Berkshire Site Allocations and Delivery DPD'. We would be concerned to lose many of the ENV policies which have served well to constrain the overdevelopment of dwellings in the countryside, and have dealt with issues such as the redevelopment of agricultural buildings and extending residential curtilages. We believe it is important to retain a good balance in the size of dwellings in the parish. The Parish Council would like to see more emphasis placed on Parish/Design Statements in considering all development within the parish. 	<p>The Housing Sites Allocations DPD will include some housing development management policies that will replace several of the saved policies of the West Berkshire Local Plan. These are intended to update the policy matters raised and will be included as part of the preferred options consultation DPD.</p>
<p>Lucy Cliffe for and on behalf of Fisher German LLP</p>	<p>See attachments for maps of client's apparatus. We would ask that you contact us if any works are in the vicinity of the GPSS pipeline or alternatively go to www.linerearchbeforeudig.co.uk.</p>	<p>Comments and plans noted</p>
<p>Gareth Johns of Environment</p>	<ul style="list-style-type: none"> We note the Council's proposals for the Housing Site Allocations DPD and have no comments to make. We are currently reviewing the initial shortlisted sites for housing and would 	<p>Comments noted.</p>

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Agency	welcome any further opportunities to work with you to ensure that matters within our remit are considered during the plan making process.	
John Moran of the Health and Safety Executive	<p>Housing Site Allocations DPD:</p> <p>We have concluded that we have no representation to make at this stage of your local planning process. This is because there is insufficient information in the consultation document on the location and use class of sites that could be developed. In the absence of this information, the HSE is unable to give advice regarding the compatibility of future developments within the consultation zones of major hazard installations and MAHPs located in the area of your local plan.</p>	<p>The Housing Site Allocations DPD preferred options consultation, due to take place between 25 July and 12 September 2014, will identify preferred sites for allocation. This should enable the HSE to provide advice on compatibility of potential future developments within the consultation zones of major hazard installations. The Housing Site Allocations DPD is being prepared in conformity with the Core Strategy, which has taken into account the consultation zones.</p>
	<p>Further consultation with HSE on Local Plans:</p> <p>The HSE acknowledges that early consultation can be an effective way of alleviating problems due to incompatible development at the later stages of the planning process, and we may be able to provide advice on development compatibility as your plan progresses. Therefore, we would like to be consulted further on local plan documents where detailed land allocations and use class proposals are made, e.g. site specific allocations of land in development planning documents. Please send any future request for consultation to:</p> <p>The Administrator – Local Plans Health and Safety Executive HID CEM HD3D Priestly House Priestly Road Basingstoke Hampshire RG24 9NW</p>	<p>Comments noted. The address included by the HSE is included on our consultation database.</p>
	Note: Incorporating PADHI advice into Local Plans:	Comments noted.

Respondent	Summary of Representation	Council's response
	<p>The HSE recognises that there is a requirement for you to meet the following duties in your plan, and that consultation with the HSE may contribute to achieving compliance:</p> <ol style="list-style-type: none"> 1. The National Planning Policy Framework (Para. 172) requires that planning policies should be based on up-to-date information on the location of major accident hazards and on the mitigation of the consequences of major accidents. 2. Regulation 10(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that in local plans and supplementary planning documents, regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents by pursuing those objectives through the controls described in Article 12 of Council Directive 96/82/EC (Seveso II) 2. Regulation 10(c) (i) requires that regard also be had to the need in the long term, to maintain appropriate distances between installations and residential areas, buildings and areas of public use, major transport routes as far as possible and recreational areas. <p>To assist you in meeting these duties, information on the location and extent of the consultation zones associated with major hazard installations and MAHPs can be found on the HSE extranet system along with advice on HSE's land-use planning policy. Lists of all major hazard installations and MAHPs, consultation zone maps for installations, and consultation distances for MAHPs are included to aid planners. All planning authorities should have an authorised administrator who can access the HSE's <i>Planning Advice for Developments near Hazardous Installations Information Package</i> (PADHI+) on the extranet; further information is available on the HSE website: http://www.hse.gov.uk/landuseplanning/padhi.htm. When sufficient information on the location and use class of sites becomes available at the pre-planning stages of your local plan, the use of PADHI+ could assist you in making informed planning decisions about development compatibility. We recommend that for speculative testing of advice that the PADHI+ training database is used. This can be accessed on the land-use planning extranet services screen.</p>	<p>The Core Strategy includes a policy on this issue and defines the zones on the adopted Proposals Map. The Council's Civil Contingencies Manager will be actively engaged in the site selection process.</p>

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	<p>PADHI+ cannot be used for developments around nuclear sites, explosives sites or quarries. In these cases you must consult the appropriate HSE directorate for advice. Guidance on consulting the HSE about developments that could encroach on specialised major hazard sites is also available on the website: http://www.hse.gov.uk/landuseplanning/padhi/faqs.htm#hazardous-substances-consent</p> <p>Identifying Consultation Zones in Local Plans:</p> <p>The HSE recommends that where there are major hazard installations and MAHPs within the area of your local plan, that you mark the associated consultation zones on a map. This is an effective way to identify the development proposals that could encroach on consultation zones, and the extent of any encroachment that could occur. The proposal maps in site allocation development planning documents may be suitable for presenting this information. We particularly recommend marking the zones associated with any MAHPs, and the HSE advises that you contact the pipeline operator for up-to-date information on pipeline location, as pipelines can be diverted by operators from notified routes. Most incidents involving damage to buried pipelines occur because third parties are not aware of their presence. Details of pipeline operators and their contact details are also found on the HSE extranet pages.</p> <p>Identifying compatible development in Local Plans:</p> <p>The guidance in <i>PADHI - HSE's Land Use Planning Methodology</i>, available at http://www.hse.gov.uk/landuseplanning/padhi.pdf, will allow you to identify compatible development within any consultation zone in the area of your local plan. The HSE recommends that you include in your plan an analysis of compatible development type within the consultation zones of major hazard installations and MAHPs based on the general advice contained in the PADHI guidance. The sections on <i>Development Type Tables</i> (pg.9) and the <i>Decision Matrix</i> (pg.17) are particularly relevant, and contain sufficient information to provide a general assessment of compatible development by use class within the zones.</p>	

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<p>Jane Terry of Bell Cornwell on behalf of JAP ye Ltd and Bovis Homes LTD</p>	<p>Scope of document:</p> <ul style="list-style-type: none"> • The Site Allocations and Delivery DPD should incorporate a review of the settlement hierarchy and boundaries. This should take into account the principles of sustainable development set out in the NPPF as well as those identified within the WBLP which acknowledges the focus of development on the existing settlement pattern. • The WBLP identifies the need for additional growth within the East Kennet Valley and its functional interaction with surrounding centres including Tadley. Consequently the review of the settlement hierarchy should also include Tadley as a sustainable settlement on the edge of the district boundary. 	<p>The Housing Site Allocations DPD will be prepared in accordance with the spatial strategy of the Core Strategy – it is therefore not proposed to review the settlement hierarchy – instead this will be explored through the new Local Plan.</p> <p>A settlement boundary review of the settlements identified within adopted Core Strategy DPD policy ADPP1 (Spatial Strategy) will be carried out for the purposes of the Housing Site Allocations DPD. A review of the remaining settlement boundaries will be completed as part of work on the new Local Plan that will supersede the Core Strategy DPD and Housing Site Allocations DPD in 2018.</p> <p>Any housing allocations within the East Kennet Valley will need to take into consideration Core Strategy policy CS8 (Nuclear Installations – AWE Aldermaston and Burghfield) particularly as the area around Tadley falls within the Inner AWE Aldermaston Consultation Zone.</p>
	<p>Time period:</p> <p>Adoption of the Site Allocations DPP is not scheduled until at least December 2015, after the requirement for the SHMA update. This, together with the limited Local Plan period remaining would all point to the need to extend the scope and flexibility of the Site Allocations DPD to ensure sufficient site allocations are made to take into account the SHMA findings of need as well as an adequate five year supply and trajectory.</p>	<p>Since the Housing Site Allocations DPD will be prepared within the framework of the adopted Core Strategy DPD (and this is a regulatory requirement), the scope of the Housing Site Allocations DPD is more limited in scope and content (the Core Strategy DPD sets out the spatial strategy, policy framework and housing requirement). The process to prepare the DPD is therefore</p>

Respondent	Summary of Representation	Council's response
		<p>shorter than that of the Core Strategy DPD.</p> <p>By prioritising a Housing Site Allocations DPD at the earliest opportunity, rather than wait for the outcome of the SHMA, West Berkshire Council is pro-actively allocating non-strategic housing sites in accordance with the spatial strategy as set out in the adopted Core Strategy. This is positively planning for the District through the plan-led system as set out in the NPPF and is intended to actively encourage housing delivery.</p> <p>It is proposed to include flexibility within the housing proposals set out within the Housing Site Allocations DPD.</p>
	<p>Housing related development management policies:</p> <p>In preparing the housing related development management policies regard should be made to updating the application of Policy CS8 to reflect changes in the ONR modelling and its' consequential approach to development proposals.</p>	<p>The Health and Safety Executive will be consulted as part of work on the Housing Site Allocations DPD.</p>
<p>Ian Sowerby of Bell Cornwell (attachment)</p>	<ul style="list-style-type: none"> • In the context of the Housing Site Allocations DPD scoping consultation, I wish to take the opportunity to confirm that the attached sites remain available for immediate development. • These sites are already included in the 2013 SHLAA as THE002 (Whitehart Meadow, Theale) and THE003 (North Lakeside, Theale). • You will also be aware that the eastern part of site THE003 is the subject of a current planning application for residential development (known as Land at St Ives Close, Theale). 	<p>Comments on the availability of sites THE002 and THE003 noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014,</p>
<p>Hungerford Town Council</p>	<ul style="list-style-type: none"> • We are surprised the document, which outlines the overall housing process of preparing a housing site allocations plan, essential to the overall success of the Local Development Framework, should be so brief and lacking in any 	<p>The purpose of the Regulation 18 consultation was to seek representation on what the Housing Site Allocations DPD</p>

Respondent	Summary of Representation	Council's response
	<p>detail or substance.</p> <ul style="list-style-type: none"> • The DPD is pivotal in the future allocation of housing in Hungerford and West Berkshire. We would have hoped for more information as to your basis for selection of sites. There seems little information except the timescales that you are working to. • We are also disappointed that the site allocation process has no reference to any local plan documents and more importantly appears to completely disregard the vital local input of town and parish plans. These are the very plans that West Berkshire Council was so keen to promote. • The residents of Hungerford made their views known in the original Hungerford 2010+ Town Plan and then reiterated those views in the updated plan adopted by you last year. We would urge the council to include these important documents as part of their evidence gathering. 	<p>ought to contain in terms of scope and content. The documentation that was sent out as part of this consultation therefore only provided a brief overview of the proposed timetable and scope.</p> <p>Subject to approval at a meeting of Council on 22 July 2014, the Council will be consulting on the preferred options for the Housing Site Allocations DPD between 25 July and 12 September 2014.</p> <p>The site selection process will take into account discussions that were held with the district's parish and town councils in the early part of 2014.</p>
<p>Mrs. B. Oxenham</p>	<p>I would like to record my objections to including site EUA007, Turnhams Farm, Pincents Lane within the SHLAA and taken forward into the DPD.</p> <p>I have many reasons for my objections and list some below;</p> <ul style="list-style-type: none"> • The site is within open countryside where policies of restraint apply. • It will have a detrimental visual impact on the AONB, as large areas of Turnhams Farm / Pincents Hill are higher than the adjacent AONB. • Landscape and Landmark impact on the areas of Theale, Calcot and Tilehurst. • Part of the green ridge to Reading. • Biodiversity and Tree Preservation Orders. • It forms a visual buffer between housing in Tilehurst and the industrial/commercial units at the bottom part of the hill. • It will cause Light pollution to the AONB. • There is a lack of local infrastructure, amenities and transport. • There are four official footpaths across this site, Footpaths 13, 14, 15 and 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<p>20.</p> <ul style="list-style-type: none"> • It would restrict the access to the bridleway at the bottom the hill at Nunhide • Loss of amenity for local residents. the area is used regularly for dog walk, cycling, jogging, not to mention the number of horse riders and ramblers who use this area, to allow any housing on this area will lead to accidents • The lane is not suitable for heavy vehicle use as its windy and narrow and steeps downwards • Previous scheme have been rejected after costly procedure. • Similar areas within the SHLAA have been identified as “Not currently developable” • IKEA anticipate 1,200,000 car journeys to their store. However, they would not confirm this figure as single or return journeys. It is suggested that a cautious approach be taken to see if the proposed road improvements can cope with the resultant traffic increase. • The inspector at the latest Planning Appeal recommended that Pincent's Lane not to be opened up. The assumption was possibly to restrict through traffic to the school areas. Access to the site is severely restricted. <p>I would appreciate my comments being taken into consideration during this consultation period, and should further consultations over policies be required then these objections taken forward to that process.</p>	

Respondent	Summary of Representation	Council's response
<p>Francesca Buck</p>	<ul style="list-style-type: none"> • I would like to record my objections to including site EUA007, Turnhams Farm, Pincents Lane, being included within the SHLAA and taken forward into the DPD. I have many reasons for my objections and list some below; <ul style="list-style-type: none"> ○ Gap between settlements to prevent the coalescence of built-up area. ○ The site is within open countryside where policies of restraint apply. ○ Detrimental visual impact on the AONB, as large areas of Turnhams Farm / Pincents Hill are higher than the adjacent AONB. ○ Harm to the visual character and open nature of the gap or setting area. ○ Landscape and Landmark impact on the areas of Theale, Calcot and Tilehurst. ○ Part of the green ridge to Reading. ○ Biodiversity and Tree Preservation Orders. ○ It forms a visual buffer between housing in Tilehurst and the industrial/commercial uses to the lower area of the hill. ○ Lack of local infrastructure, amenities and transport. ○ There are four official footpaths across this site, Footpaths 13, 14, 15 and 20. ○ Loss of amenity for local residents. ○ Previous scheme rejected after costly procedure. ○ Similar areas within the SHLAA have been identified as “Not currently developable” • I also keep my horse down Pincents Lane and should this road be opened not only myself but the neighbouring Stables would have to vacate. As it would not be suitable to keep the horses on what will become a main road. With the sharp corner at the top it's dangerous enough with virtually no traffic. Opening this road mean myself and our neighbours would never be able to leave the yard safely. We look this land due to its quite nature. • I would appreciate my comments being taken into consideration during this consultation period, and should further consultations over policies be required then these objections taken forward to that process. 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
<p>Anthony Chadley</p>	<ul style="list-style-type: none"> • I would like to record my objections to including site EUA007, Turnhams Farm, Pincents Lane, being included within the SHLAA and taken forward into the DPD. • I am concerned as to the criteria used to identify site EUA007 as “potentially developable” seems flawed. • Of particular relevance are the details used by your inspectors/assessors contained within the “suitability” criteria, as everything seems to point to a grading of “Not currently developable”. • I would respectfully request that the site EUA007 is reclassified according to the criteria established. In addition to this the following areas are of grave importance and need to be taken into consideration; <ul style="list-style-type: none"> ○ Gap between settlements to prevent the coalescence of built-up area. ○ Detrimental visual impact on the AONB, as large areas of Turnhams Farm / Pincents Hill are higher than the adjacent AONB. ○ Harm to the visual character and open nature of the gap or setting area. ○ Landscape and Landmark impact on the areas of Theale, Calcot and Tilehurst. ○ Biodiversity and Tree Preservation Orders cover most of the site ○ It forms a visual buffer between housing in Tilehurst and the industrial/commercial uses to the lower area of the hill. ○ Light pollution to the AONB. ○ Possible sterilisation of mineral deposits ○ Lack of local infrastructure, amenities and transport. ○ There are four official footpaths across this site, Footpaths 13, 14, 15 and 20. ○ Previous scheme rejected after costly procedure. ○ IKEA bringing major traffic disruption to the area, and covers potential entrance to the site. ○ The inspector at the latest Planning Appeal recommended that Pincents Lane not to be opened up. 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<ul style="list-style-type: none"> • I would appreciate my comments being taken into consideration during this consultation period, and should further consultations over policies be required then these objections taken forward to that process. 	
Brian Selves	<ul style="list-style-type: none"> • Please accept this email as a record of my objections to including site EUA007, Turnhams Farm, Pincents Lane, being included within the SHLAA and taken forward into the DPD. • I have several reasons for my objections and list them below; <ul style="list-style-type: none"> ○ Gap between settlements to prevent the coalescence of built-up area. ○ The site is within open countryside where policies of restraint apply. ○ Detrimental visual impact on the AONB, as large areas of Turnhams Farm / Pincents Hill are higher than the adjacent AONB. ○ Harm to the visual character and open nature of the gap or setting area. ○ Landscape and Landmark impact on the areas of Theale, Calcot and Tilehurst. ○ Part of the green ridge to Reading. ○ Biodiversity and Tree Preservation Orders. ○ It forms a visual buffer between housing in Tilehurst and the industrial/commercial uses to the lower area of the hill. ○ Light pollution to the AONB. ○ Possible sterilisation of mineral deposits ○ Lack of local infrastructure, amenities and transport. ○ There are four official footpaths across this site, Footpaths 13, 14, 15 and 20. ○ Loss of amenity for local residents. ○ Previous scheme rejected after costly procedure. ○ Similar areas within the SHLAA have been identified as “Not currently developable” ○ IKEA anticipate 1,200,000 car journeys to their store. However, they would not confirm this figure as single or return journeys. It is suggested that a cautious approach be taken to see if the proposed road improvements can cope with the resultant traffic increase. ○ The inspector at the latest Planning Appeal recommended that Pincents Lane not to be opened up. The assumption was possibly to restrict through traffic to the school areas. Access to the site is severely 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<p>restricted.</p> <ul style="list-style-type: none"> • I would appreciate my comments being taken into consideration during this consultation period, and should further consultations over policies be required then these objections taken forward to that process. 	
Steven and Margaret Fenner	<ul style="list-style-type: none"> • We are writing to you to object to any proposal to include Pincents Hill and the surrounding land in the Strategic Housing Land Availability Assessment (SHLAA). • We would like to renew our objections to any proposed development in this Area of Outstanding Natural Beauty (AONB). We consider that the comprehensive list of objections raised by the campaign group in 2010 and fully endorsed by ourselves do still apply. • In particular, we are concerned by the irreparable damage that would be caused by any development to this AONB and also by the loss of the settlement gap between Calcot and Tilehurst. In addition, the surrounding roads simply cannot cope with the increased traffic that would obviously be generated by any development. • This matter is of great importance to us and we would appreciate our concerns being included when this matter is under consideration 	Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.
David and Ann Osbourne	<ul style="list-style-type: none"> • We are writing to very strongly object to the DPD. The site is a unique Greenfield site which needs to be protected for its own sake and it is not included in the Local Development Plan. It is currently used as an amenity countryside area with many species of wildlife; it forms part of a wildlife corridor and a strategic gap between the areas of Tilehurst, Calcot and Theale thereby preserving the identity and character of these areas. The concerns we have are listed below: <ul style="list-style-type: none"> ○ Gap between settlements to prevent the coalescence of built-up area. ○ The site is within open countryside where policies of restraint apply. ○ Detrimental visual impact on the AONB, as large areas of Turnhams Farm/Pincents Hill are higher than the adjacent AONB. ○ Harm to the visual character and open nature of the gap or setting area. ○ Landscape and Landmark impact on the areas of Theale, Calcot and Tilehurst. ○ Part of the green ridge to Reading. ○ Biodiversity and Tree Preservation Orders. 	Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.

Respondent	Summary of Representation	Council's response
	<ul style="list-style-type: none"> ○ It forms a visual buffer between housing in Tilehurst and the industrial/commercial uses to the lower area of the hill. ○ Light pollution to the AONB. ○ Possible sterilisation of mineral deposits ○ Lack of local infrastructure, amenities and transport. ○ There are four official footpaths across this site, Footpaths 13, 14, 15 and 20. ○ IKEA anticipate 1,200,000 car journeys to their store. However, they would not confirm this figure as single or return journeys (2 million a year?). It is suggested that a cautious approach be taken to see if the proposed road improvements can cope with the resultant traffic increase. ○ The inspector at the latest Planning Appeal recommended that Pincents Lane not to be opened up. The assumption was possibly to restrict through traffic to the school areas. Access to the site is severely restricted. 	
<p>Joan Lawrie on behalf of the combined SaveCalcot and SavePincents Hill groups</p>	<ul style="list-style-type: none"> ● The combined SaveCalcot and SavePincentsHill Groups would like to comment as follows on the draft proposals for the SHLAA and for the reasons stated below ask for this site to be removed. We feel we can do no better than to reiterate the points we raised against the inclusion of Pincents Hill in the last SHLAA. <ul style="list-style-type: none"> ○ This is a strategic gap between settlements to prevent the coalescence of a built-up area which West Berkshire District Council has said it will honour this commitment until 2016. ○ The site is within open countryside where policies of restraint apply. This site is unique. It has 4 public footpaths (13, 14, 15 and 20). It has a softening approach to the AONB. It is a haven for wildlife; a countryside greenfield area which is enjoyed as a recreational area for dog walking, exercise, nature study by schools; also it is a recognized significant landmark. ○ It would cause a detrimental visual impact on the AONB, as large areas of Turnhams Farm/Pincents Hill are higher than the adjacent AONB. ○ Harm to the visual character and open nature of the gap or setting area. 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<ul style="list-style-type: none"> ○ There is a significant amount of wildlife including a considerable number of badger sets, slow worms, bats, etc. ○ Landscape and Landmark impact on the areas of Theale, Calcot and Tilehurst and beyond. Pincents Lane itself probably dates back to Saxon times, and is the last remaining sunken lane in Tilehurst. It acts as a bridleway and again, there are no longer any remaining bridleways still existing in the area that we are aware of. ○ It is part of the continuous green ridge to Reading. ○ Biodiversity and numerous Tree Preservation Orders exist. ○ It forms a visual buffer between housing in Tilehurst and the industrial/commercial uses to the lower area of the hill. ○ Light pollution to the AONB. ○ The site is Grade 2 agricultural land and contains mineral deposits which could be sterilised if developed. ○ The area suffers from lack of local infrastructure, amenities and transport with some of the bus services being axed. ○ There are four official footpaths across this site, Footpaths 13, 14, 15 and 20. ○ IKEA anticipate 1,200,000 car journeys to their store. However, they would not confirm this figure as single or return journeys (over 2 million a year which averages at 6,500 per day?). It is respectfully suggested that a cautious approach be taken to see if the proposed road improvements can cope with the resultant traffic increase. We are not convinced that the road improvements to accommodate the extra increased local traffic and IKEA will improve the situation. ○ The Inspector at the latest Planning Appeal recommended that Pincents Lane not to be opened up. The assumption was possibly to restrict through traffic to the school areas. Access to the site is severely restricted. ○ It was also noted by the Inspector that the gradient of the hill would render the use of prams and wheelchairs extremely difficult. ○ Thames Water has stated that Grampian pumps would be needed to provide water to a development on the hill. ○ We understand that both Policy C2 of the BSP and Policy ENV.18 of 	

Respondent	Summary of Representation	Council's response
	<p>the WBDLP only permit development in the countryside in exceptional circumstances, “where such a location is essential and where the reuse, adaptation or redevelopment of existing buildings would assist the diversification of the rural economy and maintain or enhance the rural environment. Further, that such development must be appropriate in scale, form, impact, character and siting to its countryside location and be acceptable in terms of other relevant Development Plan policies”.</p> <ul style="list-style-type: none"> ○ The area has a history of sink holes suddenly appearing and suffers from many boggy areas. The adjoining area at the top of the Recreation Grounds is frequently water logged from the run off. ● Lack of local infrastructure and amenities make this site unsustainable even allowing for the extension of education facilities in Theale. The Inspector referred to the pedestrian journeys to reach the stations at Theale and Tilehurst. With regard to Theale he said it would be difficult for older people, mothers with children and prams and people with shopping to actually walk up the hill from the station as it could be both a long and steep climb. Tilehurst station is a good 40 minute walk from City Road. ● Pincents Lane is very narrow 8ft wide in many places, with road slippage and if opened would become a rat run from the A4 causing added danger to the children that attend the four schools in the immediate area, especially with the extra traffic envisaged from IKEA. NB Little Heath Schools playing fields are on the opposite site of the road to the school. 	
	<p>Site Ref: EUA004 Land at Pincents Lane, Calcot Reading</p> <p>Although we note that this land is “Not currently available” we would like to make the following observation that this land is also subject to sink holes. Some years back a horse was swallowed by one and it took the Fire Brigade approx 5 hours to rescue the horse with inflatable bags to raise it out of the hole.</p>	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
	<p>Site Ref: EUA027: Land north of Pincents Lane, Calcot</p> <ul style="list-style-type: none"> ● We would respectfully point out that the reference in this document to the 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options</p>

Respondent	Summary of Representation	Council's response
	<p>Calcot Hotel is mistaken, it is the Pincents Hotel and regardless of Government policy we think that any erosion of the AONB is inappropriate. Under Section 85 of the Countryside and Rights of Way Act 2000 it is a legal duty for all relevant authorities to have regard to the primary purpose of AONBs to conserve and enhance the natural beauty of the area.</p> <ul style="list-style-type: none"> • We agree with the North Wessex Downs Report that “With the revocation of the RSS there is no longer a requirement to locate the 1000 houses within part of the AONB as originally proposed in the selection process of the correct approach to adopt in the North Wessex Downs AONB, which is that house building there should only address local needs.” This is a national policy (PPS7 paragraph 21) which should frame the options within which choice can be exercised in West Berkshire but appears to have been overlooked. If this is the case, we consider the proposed Core Strategy would therefore be unsound. The growth of Pangbourne and the westward expansion of Tilehurst into the AONB, breaches a boundary which in effect has been fixed for decades. This is contrary to national AONB policy. • We note that part of WBC's reason for accommodating 1,500 dwellings in the Eastern Area, partly in the AONB all along the edge of Tilehurst, is “to support the growth of the Reading area”. That is not the purpose of the AONB. We would suggest that there is no other AONB in the South East that is to be affected to this extent. 	<p>consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
<p>Mrs. P. F. Roffe</p>	<p>I wish to register my opposition to Site Ref: EVA007 Pincents Hill - Turnhams Farm, Pincents Lane, Tilehurst being included in the Draft SHLAA for the following reasons:</p> <ul style="list-style-type: none"> • Once built, IKEA will attract many thousand of car journeys each month to their store in Calcot. • The site is within open countryside where policies of restraint are in place. • It is vitally important to retain the natural gap between settlements. • Footpaths 13, 14, 15 and 20 are official footpaths across this site. These footpaths are used daily by members of the public. • The Inspector at the latest Planning Appeal recommended that Pincents Lane ought not to be opened up. 	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>
<p>Barbara Moir</p>	<p>I write to express concern over the inclusion of this area as potentially</p>	<p>Comments noted. Comments in relation to</p>

Respondent	Summary of Representation	Council's response
	<p>developable as I feel development will have a significantly detrimental impact on the quality of life locally. My concerns relate to four main areas:</p> <p>1. Loss of local amenity</p> <p>The replacement of many acres of green fields by more housing or commercial buildings will greatly detract from the green amenity of the area. Pincents Hill is one of the few remaining open spaces left in Tilehurst and it would be a travesty to lose it. The site is within open countryside where policies of restraint apply. Development will have a detrimental visual impact on the AONB, as large areas of Turnhams Farm/Pincents Hill are higher than the adjacent AONB.</p> <p>2. Access from Tilehurst to Theale by cycle and foot</p> <p>There are four official footpaths across this site; Footpaths 13, 14, 15 and 20. Like many local residents, we routinely walk in the area and use Pincents Lane as a means of walking to the commercial units near the motorway and for cycling to Theale and beyond. Pincents Lane is the only quiet and safe route left between our home to the area to the south. The arrival of IKEA will have enough of an adverse effect, so it would be a double loss to replace this rural lane with yet more buildings and the inevitable traffic that would be associated with them.</p> <p>3. Traffic levels</p> <p>The traffic levels along the Bath Road and around Junction 12 are far from low. The traffic in the area frequently moves at a snail's pace, especially during school and rush hours. While I applaud the decision to make improvements to the Bath Road between Langley Hill and Savacentre, the opening of IKEA will add to the existing traffic levels in the area. IKEA anticipate 1,200,000 car journeys to their store. Surely a cautious approach to further development should be taken to see if the road improvements can cope with the projected traffic increases.</p>	<p>specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<p>4. Local planning policy</p> <p>The inspector at the last Planning Appeal for this plot of land recommended that Pincents Lane not be opened up. The assumption was possibly to restrict through traffic to the school areas. Access to the site is severely restricted. For many years it has been Council policy to protect the green gap between Tilehurst and Theale. We wholeheartedly support this policy. I feel the protection of the remaining pieces of Tilehurst's undeveloped land is important for the reasons given above and I trust that the Council and its officers will robustly defend the area as you have done in the past.</p>	
Paul Moir	<p>I write to express concern over the inclusion of this area as potentially developable as I feel development will have a significantly detrimental impact on the quality of life locally. My concerns relate to four main areas:</p> <p>1. Loss of local amenity</p> <p>The replacement of many acres of green fields by more housing or commercial buildings will greatly detract from the green amenity of the area. Pincents Hill is one of the few remaining open spaces left in Tilehurst and it would be a travesty to lose it. The site is within open countryside where policies of restraint apply. Development will have a detrimental visual impact on the AONB, as large areas of Turnhams Farm/Pincents Hill are higher than the adjacent AONB.</p> <p>2. Access from Tilehurst to Theale by cycle and foot</p> <p>There are four official footpaths across this site; Footpaths 13, 14, 15 and 20. Like many local residents, we routinely walk in the area and use Pincents Lane as a means of walking to the commercial units near the motorway and for cycling to Theale and beyond. Pincents Lane is the only quiet and safe route left between our home to the area to the south. The arrival of IKEA will have enough of an adverse effect, so it would be a double loss to replace this rural lane with yet more buildings and the inevitable traffic that would be associated</p>	<p>Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<p>with them.</p> <p>3. Traffic levels</p> <p>The traffic levels along the Bath Road and around Junction 12 are far from low. The traffic in the area frequently moves at a snail's pace, especially during school and rush hours. While I applaud the decision to make improvements to the Bath Road between Langley Hill and Savacentre, the opening of IKEA will add to the existing traffic levels in the area. IKEA anticipate 1,200,000 car journeys to their store. Surely a cautious approach to further development should be taken to see if the road improvements can cope with the projected traffic increases.</p> <p>4. Local planning policy</p> <p>The inspector at the last Planning Appeal for this plot of land recommended that Pincents Lane not be opened up. The assumption was possibly to restrict through traffic to the school areas. Access to the site is severely restricted. For many years it has been Council policy to protect the green gap between Tilehurst and Theale. We wholeheartedly support this policy. I feel the protection of the remaining pieces of Tilehurst's undeveloped land is important for the reasons given above and I trust that the Council and its officers will robustly defend the area as you have done in the past.</p>	
<p>Martin Small of English Heritage</p>	<p>English Heritage will expect the selection of sites to be allocated for housing (or any development) to be based on, inter alia, full and proper consideration of the potential impacts of development on the historic environment; in particular on heritage assets and their setting, and the need to conserve and enhance those assets.</p> <p>Of particular concern to English Heritage is the Registered Battlefield of the First Battle of Newbury, which is on the current Heritage at Risk Register as we consider it to be at risk from housing development around its fringes – already some of the south-eastern periphery of the Battlefield has been built upon.</p>	<p>Comments noted. An informal approach will be made to English Heritage to provide comments on potential housing sites in advance of any formal public consultation. Comments in relation to specific sites will also be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p>

Respondent	Summary of Representation	Council's response
	<p>We note the Council's intention to eventually replace the adopted Core Strategy and the proposed Housing Sites Allocations DPD with a new Local Plan, but the Council should give consideration to the inclusion of a historic environment development management policy in the Housing Site Allocations DPD.</p>	<p>A Local Plan will be prepared, to look longer term, to allocate the rest of the housing requirement based on the objectively assessed housing need and to include all of the detailed development management policies which are needed to determine planning applications in the District.</p>
<p>Graham Ritchie of Wokingham Borough Council</p>	<p>Wokingham Borough Council would wish to discuss the following issues with yourselves as part of the production of the your DPD where they relate to housing sites within the Kennet Valley school place planning, transport and flood. Furthermore, having regard to the collaborative work of the local authorities with the Office for Nuclear Regulation around the AWE sites in assessing potential issues of population growth and the effective operation of the emergency plan for the sites, the Council would wish to be involved in continuing this work and how implementation of your DPD will not affect delivery of agreed development plans.</p> <p>In the event that the subject matter of the DPD changes, the Council would wish to re-consider what topics would be relevant for duty to co-operate discussions.</p>	<p>Comments Noted.</p> <p>Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with Wokingham Borough Council and other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>Once the housing allocations have been confirmed, the Infrastructure Delivery Plan will be updated in partnership with service providers. This work will include neighbouring authorities where there are cross-boundary infrastructure implications. Any housing allocations within the East Kennet Valley will need to take into consideration Core Strategy policy CS8 (Nuclear Installations – AWE Aldermaston and Burghfield) particularly as the area around Tadley falls within the Inner AWE Aldermaston Consultation Zone.</p>

Appendix D

West Berkshire Local Plan and the Duty to Cooperate Preparation of the Housing Site Allocations Development Plan Document

In May 2014 West Berkshire Council produced a paper which set out how we will deal with strategic planning issues as part of the preparation of the West Berkshire Local Plan. In order to take forward the Duty to Cooperate in a holistic way we identified what we saw as the key strategic issues for West Berkshire both for the Local Plan as a whole and more specifically, the Housing Site Allocations Development Plan Document (HSA DPD), the next DPD we are preparing as part of Local Plan. We sought agreement on a finalised list of strategic issues for the HSA DPD and asked how bodies would prefer to be involved in dealing with them so that we could then establish appropriate governance and support arrangements for taking them forward.

Summary of Representations

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
Bracknell Forest Borough Council	No	<p>In relation to the Localism Act and the duty to co-operate (and based on the strategic priorities listed in para. 156 of the National Planning Policy Framework), I would ask you to take the following into account in preparing your Housing Site Allocations document: Representatives from this Council should be involved in any subsequent discussions (which may include the possibility of a joint evidence base):</p> <ul style="list-style-type: none"> • The homes and jobs needed in the area; • Housing need, including affordable and Gypsy and Traveller provision, including joint working on evidence base relating to Strategic Housing Market Assessment and Gypsy and Traveller Accommodation Assessment. • The provision of infrastructure for transport, telecommunications, waste management, water supply, 	<p>Comments noted. We will continue to use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities as a starting point to guide our approach to cooperation. In accordance with the MoU we will also continue to use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which reports to the Berkshire Heads of Planning (BHoP). At a member level this</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
		<p>wastewater, flood risk and the provision of minerals and energy (including heat); Minerals and waste provision.</p> <ul style="list-style-type: none"> • If any development is of such a size/significance, that it could result in implications for infrastructure provision within Bracknell Forest, in particular transport. • Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape. • Part of your Borough is seemingly within 7 km of the SPA. The implications are that developments between 5km and 7km may need to provide mitigation measures. It is advisable that you contact Natural England on this matter. <p>We welcome the opportunity for on-going discussion relating to the preparation of the above document, and would be willing to attend meetings, workshops, respond to consultation material as appropriate, and ask to be kept informed of any future consultations.</p>	<p>includes Berkshire Leaders (and occasional meeting of portfolio holders for specific issues)</p> <p>Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with Bracknell Forest and other Berkshire authorities.</p> <p>Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>The Gypsy and Traveller Accommodation Needs Assessment (GTAA) has also been undertaken using a shared methodology jointly across Berkshire with regular Duty to Cooperate meetings. The GTAA will indicate the level of accommodation need for the travelling community within the District from which pitch and plot targets will be determined.</p> <p>For transport issues we will continue to work with the Berkshire Strategic Transport Forum (BSTF) at both an officer and member level.</p> <p>Minerals and waste provision is being dealt with separately through the preparation of a Minerals and Waste</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			<p>Development Plan Document. Once the housing allocations have been confirmed, the Infrastructure Delivery Plan will be updated in partnership with service providers. This work will include neighbouring authorities where there are cross-boundary infrastructure implications. We will continue to use the Thames Basin Heaths SPA Delivery Framework to guide assessment and any avoidance or mitigation measures that may be needed from potential new development up to 7km from the boundary of the SPA. The provision of Suitable Alternative Natural Greenspace (SANG) to attract new residents away from the SPA is a key part of these avoidance measures, together with strategic access management on the SPA and monitoring. Since the level of development expected to come forward in this area of the District is extremely low, the Council will explore opportunities for cross boundary working in this regard. In all cases SANGs will need to be agreed with Natural England.</p>
Wokingham	Yes	In general, Wokingham Borough Council would wish to discuss the	Comments noted. It is acknowledged

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Borough Council		<p>following issues with yourselves as part of the production of your DPD where they relate to housing sites within the Kennet Valley school place planning, transport and flood. Furthermore, having regard to the collaborative work of the local authorities with the Office for Nuclear Regulation around the AWE sites in assessing potential issues of population growth and the effective operation of the emergency plan for the sites, the Council would wish to be involved in continuing this work and how implementation of your DPD will not affect delivery of agreed development plans.</p> <p>It was noted that your Duty to Co-operate statement explained how you would work with other authorities on delivery of transport issues which may not be directly related to your forthcoming DPD i.e. provision of new station at Green Park and electrification of the railway line from Basingstoke to Reading. Whilst the Council recognises that these other issues may be relevant to the duty to co-operate, the Council in responding to your request has only concentrated on areas that initially appear to be directly related to your DPD, having regard to the approach of your Core Strategy. In the event that the subject matter of the DPD changes, the Council would wish to re-consider what topics would be relevant for duty to co-operate discussions.</p>	<p>that the response concentrates on the Housing Site Allocations DPD and not the wider Local Plan.</p> <p>We will continue to use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities as a starting point to guide our approach to cooperation. In accordance with the MoU we will also continue to use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which reports to the Berkshire Heads of Planning (BHoP). At a member level this includes Berkshire Leaders (and occasional meeting of portfolio holders for specific issues)</p> <p>Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with Wokingham Borough Council and other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p>

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			<p>The Gypsy and Traveller Accommodation Needs Assessment (GTAA) has also been undertaken using a shared methodology jointly across Berkshire with regular Duty to Cooperate meetings. The GTAA will indicate the level of accommodation need for the travelling community within the District from which pitch and plot targets will be determined.</p> <p>Once the housing allocations have been confirmed, the Infrastructure Delivery Plan will be updated in partnership with service providers. This work will include neighbouring authorities where there are cross-boundary infrastructure implications. For transport issues we will continue to work with the Berkshire Strategic Transport Forum (BSTF) at both an officer and member level. We will also continue to have regular joint member meetings with Reading and Wokingham to discuss cross boundary issues of interest.</p>
South Oxfordshire District Council and Vale of White Horse	Yes	We have no pressing concerns regarding the strategic issues that you have identified to be addressed by your Local Plan and the strategic matters that you have drawn from these as being of particular relevance to the Housing Site Allocations DPD. However, we may wish to comment on specific site allocations.	Comments noted. Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject

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District Council		With regards to our preferred method of involvement, our view is that one to one meetings would be more constructive.	<p>to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p> <p>Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. As a neighbouring authority in Oxfordshire, the District Council will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>In conjunction with Reading Borough Council, Wokingham Borough Council and the Royal Borough of Windsor and Maidenhead, we are due to have a joint meeting with South Oxfordshire District Council in the next few weeks to discuss the cross boundary implications of housing growth. This will explore potential issues around strategic infrastructure needs and also assessing the potential for assistance in meeting any potential unmet housing need.</p>
Vale of White Horse District Council	Yes	We are aware of a number of common strategic issues that we share across our administrative boundaries. We hope to be actively involved as part of the duty-to cooperate process in the following cross boundary areas:	<p>Comments noted</p> <p>As part of the work on our wider Local Plan we will continue to work with the District Council on transport and</p>

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		<ul style="list-style-type: none"> • Transport – the role of the A34; promoting more sustainable transport solutions across our boundaries • Economy – working closely on developing our strategic employment sites and exploring opportunities to enhance economic development through possible future linkages • Green Infrastructure & Heritage – the role of the North Wessex Downs AONB and The Ridgeway <p>We welcome the decision for West Berkshire to undertake a Strategic Housing Market Assessment (SHMA) in partnership with other authorities in the Berkshire housing market area. On the 18 March 2014, we met with representatives from West Berkshire District Council, Royal Borough of Windsor and Maidenhead and Reading Borough Council as part of the consultation process for the Oxfordshire SHMA. The purpose of this meeting was to form continuing communication with authorities neighbouring Oxfordshire and to understand the scope of neighbouring Housing Market Areas and any interrelationships that occur.</p> <p>We look forward to continuing discussions with West Berkshire as we both progress work on addressing the objectively assessed housing need for our respective districts.</p> <p>Outside of the above, we welcome being part of any future statutory consultations with respect to the preparation of the Housing Site Allocation Development Plan Document.</p>	<p>economic related issues at both an officer and member level. We will do this primarily through the Berkshire Strategic Transport Forum (BSTF) and the Berkshire Thames Valley Local Economic Partnership. We will also set up individual meetings with the Vale of White Horse District Council to discuss specific issues when appropriate. Both Councils are constituent members of the North Wessex Downs AONB Council of Partners (CoP), a partnership body which was set up in 2001 to oversee the future of the AONB. The CoP prepares and reviews the statutory Management Plan for the AONB on behalf of its constituent local authorities. This sets out a strategic policy framework that reflects national and local issues to ensure the AONB's natural heritage, landscape and built character are conserved, the local economy is supported and use of the AONB for recreation is encouraged. Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. As a neighbouring authority in Oxfordshire, the District Council will also be involved. The work is scheduled to conclude towards the end</p>

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			<p>of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>Comments in relation to specific sites will be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, our next consultation will on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p>
Hampshire County Council	Yes	<p>The strategic developments at Greenham Common and Sandleford are likely to significantly increase traffic pressures along the A339 including pressures on the route south to Basingstoke in the Hampshire County Council (HCC) area.</p> <p>The County Council welcomes the recognition in the Transport section of WBC's paper on the Duty to Co-operate of the need to explore sustainable solutions to the growth of traffic along this route and looks forward to working with WBC on this matter.</p>	<p>Comments noted. We will continue to use existing methods, partnerships and working groups to take issues forward as appropriate.</p> <p>For transport issues we will build upon the outcomes from the recent meeting of our respective portfolio holders and chief officers. This will include working together to deal with any cross boundary issues relating to the A339. Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is</p>

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			<p>scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>We will continue to work at both an officer and member level as a constituent member of the North Wessex Downs AONB Council of Partners (CoP).</p>
Hart District Council	No	We have no issues to raise at this stage, which underlines the agreement reached between our two authorities on DtC, and captured within a Memorandum of Understanding, in 2013.	Comments noted
Berkshire Local Nature Partnership	Yes	<p><u>1. Biodiversity Opportunity Areas (BOAs)</u></p> <p>I note that Paragraph 3.2 of your document lists a number of strategic cross-boundary issues including the following -</p> <p>"To continue to use Biodiversity Opportunity Areas (BOAs) to make positive changes for biodiversity at a landscape scale."</p> <p>Many of the cross-boundary strategic issues listed in para 3.2 are reiterated within paragraph 6.6 as being of particular relevance to the Housing Site Allocations DPD. However, the reference to BOAs is no longer included. No explanation or justification is given for why the aims and objectives of BOAs is not considered relevant during the Site Allocations process.</p> <p>BOAs represent a targeted landscape-scale approach to conserving and enhancing biodiversity. They offer opportunity rather than restraint and should therefore be considered within the strategic planning process as a positive, proactive mechanism for helping to achieve National Planning Policy objectives.</p>	<p>Comments noted</p> <p>The primary role of the Housing Site Allocations DPD is to support the delivery of housing as set out in the Council's adopted Core Strategy. Achieving a net gain for nature in accordance with policy CS17 of the Core Strategy will be an integral part of this process. At a strategic level we will continue to achieve this at both an officer and member level through the Berkshire Local Nature Partnership and by working in partnership with the Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) in the Living Landscape project.</p>

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		<p>I recommend that reference to BOAs is included as a strategic issue for the Housing Site Allocations DPD, which should align with the aims and objectives of the BOAs relevant to West Berkshire.</p> <p>Proactively seeking BOA opportunities through the Housing Site Allocations DPD will also ensure that the DPD is in line with Core Strategy Policy CS17 which states that "Opportunities will be taken to create links between natural habitats and, in particular, strategic opportunities for biodiversity improvement will be actively pursued within the Biodiversity Opportunity Areas".</p> <p><u>2. Achieving a net gain for nature</u></p> <p>The National Planning Policy Framework is clear (paragraph 9) that pursuing sustainable development includes "moving from a net loss of biodiversity to achieving net gains for nature".</p> <p>The current strategic issues raised within your consultation document does not make reference to this wider strategic aim. Net gains for nature can be achieved through both strategic location of development sites to ensure that ecological networks are maintained, and enhancements sought through sensitive landscaping and site management. Net gains for nature should be considered at a site and landscape scale, including cross-boundary.</p> <p>I recommend that the Housing Site Allocations DPD should seek to achieve a net gain for nature as a key objective when evaluating the acceptability of site location and proposed development plans.</p> <p><u>3. Landscape Scale Projects</u></p> <p>There are a number of landscape scale projects which could also be mentioned in paragraph 6.6. For example the BBOWT West Berkshire Living Landscape Project of the West Berkshire Countryside and</p>	<p>However, since our approach to the Housing Site Allocations DPD is effectively just providing detail to the strategic approach already agreed within our adopted Core Strategy, we are tailoring our approach to the Duty to Cooperate accordingly. Using the key list of strategic issues we identified for the West Berkshire Local Plan, we have only drawn out those key strategic matters that we consider of particular relevance to the Housing Site Allocations DPD.</p> <p>It is agreed that BOAs represent a targeted landscape scale approach to conserving and enhancing biodiversity and as an opportunity, rather than restraint that they are considered within the strategic planning process as a positive and proactive mechanism. As such they are recognised as a strategic issue that needs to be addressed as part of the West Berkshire Local Plan. Although BOAs were not originally drawn out as a particular key strategic issue for the Housing Site Allocations DPD, they are still being taken into consideration as part of the preparation of the DPD and in particular when assessing potential housing sites for allocation. However, as there are a</p>

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		<p>Farming Project, which both strongly correlate with aims and objectives of local BOAs and therefore also contribute towards achieving Core Strategy Policy CS17.</p> <p>Inclusion of the above three issues as strategic issues within the Housing Site Allocations DPD will therefore ensure that the DPD complies with</p> <ul style="list-style-type: none"> - the aims and objectives of the National Planning Policy Framework - the West Berkshire Core Strategy - the landscape scale approach to biodiversity enhancement promoted through the Governments 2011 White Paper 'The Natural Choice: securing the value of nature' and the Government's 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' that followed. 	<p>number of cross boundary BOAs which do cross the boundaries of adjacent authorities we have amended our key strategic matters to include the following – ‘to continue to use Biodiversity Opportunity Areas (BOAs) to make positive changes for biodiversity at a landscape scale.’</p>
English Heritage	Yes	<p>As you are aware the Historic Buildings and Monuments Commission (English Heritage) is a “prescribed body” by virtue of Part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and is therefore required to co-operate in relation to planning of sustainable development with local planning authorities and other prescribed bodies by Section 33A of Part 2 of the Planning and Compulsory Act (as inserted by Section 110 of the Localism Act 2011). English Heritage confines its involvement in planning issues to matters that involve or otherwise affect the historic environment. Although the duty on each prescribed body is not restricted to that body's specific remit, the National Planning Practice Guidance advises that the prescribed bodies should be proportionate in their co-operation and tailor the degree of co-operation according to where they can maximise the effectiveness of plans. In practice, therefore, English Heritage's duty to co-operate is therefore appropriate in respect of strategic matters that would involve or otherwise affect a heritage asset.</p> <p>We note that the Council has not identified the historic environment as a key cross- boundary strategic issue for either the existing Core</p>	<p>Comments noted.</p> <p>An informal approach has been made to English Heritage to provide comments on potential housing sites in advance of any formal public consultation.</p> <p>However, as no strategic issues have been identified at this stage that require specific discussion, we will continue to work with English Heritage using our existing partnerships and working groups.</p> <p>Comments in relation to specific sites will also be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, our next</p>

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		<p>Strategy or the proposed Housing Sites Allocations DPD. We are not aware either of any particular historic environment issues that have cross-boundary implications for West Berkshire and so would invoke the duty to co-operate for the Council and English Heritage.</p> <p>At a site-specific level, according to our records, there are a number of designated heritage assets that are close to or actually straddle your authority's boundary. Littlecote House Registered Park and Garden and the Scheduled Ancient Monuments at Membury Camp, Fognam Clump and adjacent Field System, Maddie Farm Roman Settlement and Mere Down Romano-British Field System all straddle the boundary, and the Registered Battlefield of the First Battle of Newbury is close to the boundary. In addition, there are numerous listed buildings close to the boundary.</p> <p>We are not aware at this time whether any of these designated assets are likely to be affected by proposed development which itself would be a strategic matter.</p> <p>Although we have not identified any strategic issues relating to the historic environment on which the Council and English Heritage have a duty to co-operate, English Heritage would welcome ongoing engagement with the Council in the production of the Housing Site Allocations DPD. We would be happy for that engagement to be via e-mail, or at workshops or at one-to-one meetings</p> <p>As we explained in our recent response to your notification of your intention to prepare this DPD, we would be very happy to given the opportunity to comment on potential housing sites at an early stage, ideally before public consultation, on an informal and, if necessary, confidential basis.</p>	<p>consultation will on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p>
Environment Agency	Yes	<p>We are satisfied with the strategic matters that are deemed relevant to the housing site allocations, in particular the inclusion of the matter relating to development proposals having no adverse impact on the</p>	<p>Comments noted. We have been working with the Environment Agency to provide</p>

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		<p>water and wastewater network.</p> <p>We acknowledge that, as highlighted in your statement, that we have started one to one discussions regarding the preparation of the plan. We wish to continue to work with you closely to ensure that the environmental factors within our remit are considered during the plan making process.</p>	<p>comments on potential housing sites, including sites for gypsies and travelers, in advance of any formal public consultation and we will continue to use one to one discussions in the preparation of the DPD as appropriate. Comments in relation to specific sites will also be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, our next consultation will be on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p>
Natural England	Yes	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>The paper West Berkshire Local Plan and the Duty to Cooperate, Preparation of the Housing Site Allocations Development Plan Document identifies a number of matters relating to the natural environment, namely;</p> <ul style="list-style-type: none"> • Conserving and enhancing the natural beauty of the North Wessex Downs AONB, • The potential for improving the management of Kennet Valley Meadows to provide an enhanced open space and biodiversity resource. • Regulating development affecting the Thames Basin Heaths 	<p>Comments noted. As a statutory consultation body, we will continue to involve Natural England at all formal consultation stages.</p> <p>Subject to Council approval on 22 July 2014, our next consultation will be on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p> <p>Our assessments of specific potential housing sites within the North Wessex Downs AONB are being informed by individual landscape assessments.</p>

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		<p>SPA in accordance with the Thames Basin Heaths Delivery Framework.</p> <p>that you consider to be the strategic matters of particular relevance to the Housing Site Allocations DPD.</p> <p>We concur with this assessment, and have no additional matters to add.</p> <p>You ask how we would prefer to be involved in the preparation of the Housing Site Allocations DPD to deal with any cross boundary issues. In terms of the first of the above matters, allocations options should be subject to a site specific landscape appraisal to ascertain their likely impact on the landscape generally and the AONB specifically. If this indicates that housing need cannot be met within the plan area without having an adverse effect on the AONB (or is otherwise undeliverable), locations outside the plan area should be sought as part of the Duty to Cooperate through discussion with neighbouring local planning authorities. We would not necessarily need to be involved at stages other than the formal consultation stages.</p> <p>In terms of the Kennet Valley Meadows, whilst we may be able to advise on detailed enhancement opportunities, we would see this as largely a matter for yourselves and any relevant neighbouring local planning authorities.</p> <p>In terms of the Thames Basin Heaths SPA, whilst Natural England are available to advise, we would not necessarily need to be involved at stages other than the formal consultation stages, unless you had specific queries regarding your approach.</p>	<p>Those sites which would have an adverse impact on the special qualities or natural beauty of the AONB are not being taken forward.</p> <p>We will continue to use the Thames Basin Heaths SPA Delivery Framework to guide assessment and any avoidance or mitigation measures that may be needed from potential new development up to 7km from the boundary of the SPA. The provision of Suitable Alternative Natural Greenspace (SANG) to attract new residents away from the SPA is a key part of these avoidance measures, together with strategic access management on the SPA and monitoring. Since the level of development expected to come forward in this area of the District is extremely low, the Council will explore opportunities for cross boundary working in this regard. In all cases SANGs will need to be agreed with Natural England.</p>
Police and Crime Commissioner for Thames Valley	Yes	In planning for additional housing WBC needs to have regard to the potential issues surrounding transient crime and the impact this can have upon local policing. The good connectivity provided by strategic road networks (M4/A34) and the proximity of the district to large conurbations (Reading, Swindon and Oxford) means that it is	Comments noted. The primary role of the Housing Site Allocations DPD is to support the delivery of housing as set out in the Council's adopted Core Strategy.

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Police		<p>susceptible to cross boundary criminal activity. With this in mind WBC should be seeking to minimise the impact of criminal activity and mitigate against its impact. It is suggested that regard is had to the provision of developer funding towards the provision of additional infrastructure. We acknowledge and welcome the Council's recognition through the CIL Process that Police Infrastructure is considered a "priority" and we would welcome this recognition being reflected in any future documents and with particular regard also had to the potential requirement for the provision of on-site infrastructure being provided by the developer of identified sites.</p> <p>TVP are also concerned that the draft document makes no reference to matters of community safety or Crime Prevention Through Environmental Design (CPTED) considerations. These matters <i>are</i> referenced in the Core Strategy, e.g. under Policy CS14, Design Principles and under the subject heading "Cross Boundary Issues", at 2.31, where there is mention of joint working in respect of crime and community safety.</p> <p>TVP look forward to co-operating fully with the Council on the future development of this document and welcome any further consultations.</p>	<p>Minimising the impact of criminal activity and mitigating against its impact in accordance with policy CS14 of the Core Strategy will be an integral part of this process. However, since our approach to the Housing Site Allocations DPD is effectively just providing detail to the strategic approach already agreed within our adopted Core Strategy, we are tailoring our approach to the Duty to Cooperate accordingly. Using the key list of strategic issues we identified for the West Berkshire Local Plan, we have only drawn out those key strategic matters that we consider of particular relevance to the Housing Site Allocations DPD. Once the housing allocations have been confirmed, the Infrastructure Delivery Plan will be updated in partnership with service providers. This will draw out any specific infrastructure requirements arising from the sites. Subject to Council approval on 22 July 2014, our next consultation will be on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p>

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Thames Water	Yes	<p><u>Strategic Issues:</u></p> <p>Thames Water is pleased that the following strategic issues have been identified:</p> <p>Tackling climate change</p> <ul style="list-style-type: none"> Ensuring that the levels of growth in the District are delivered in a sustainable way. <p>Climate change is a vitally important issue to the water industry. Not only is climate change expected to have an impact on the availability of raw water for treatment but also the demand from customers for potable (drinking) water.</p> <p>Infrastructure requirements</p> <ul style="list-style-type: none"> Ensuring development proposals do not adversely impact the water and wastewater network. <p>New development should be co-ordinated with the water supply and sewerage infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 156 of the National Planning Policy Framework (NPPF), March 2012, states: <i>“Local planning authorities should set out strategic policies for the area in the Local Plan. This should include strategic policies to deliver:.....the provision of infrastructure for water supply and wastewater....”</i></p> <p>Paragraph 162 of the NPPF relates to infrastructure and states: <i>“Local planning authorities should work with other authorities to: assess the quality and capacity of infrastructure for water supply and wastewater and its treatment.....take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.”</i></p>	<p>Comments noted.</p> <p>We have been working with the Thames Water to provide comments on potential housing sites in advance of any formal public consultation and we will continue to use one to one discussions in the preparation of the DPD as appropriate.</p> <p>Comments in relation to specific sites will also be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, our next consultation will on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p> <p>Once the housing allocations have been confirmed, the Infrastructure Delivery Plan will be updated in partnership with service providers. This will address the specific infrastructure requirements arising from the housing sites.</p>

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		<p>The new web based National Planning Guidance published in August 2013 includes a section on water an wastewater infrastructure and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs.</p> <p>Part 9 of the revoked South East Plan related to Natural Resource Management and included a separate section on Sustainable Water Resources and Water Quality Management. Policy NRM1 related to Sustainable Water Resources and listed a number of water supply infrastructure issues which local authorities should take into account in preparing Local Development Documents including ensuring that development is directed <i>“....to areas where adequate water supply can be provided from existing and potential water supply infrastructure. In addition ensure, where appropriate, that development is phased to allow time for the relevant water infrastructure to be put in place in areas where it is currently lacking but is essential for the development to happen.”</i> Policy NRM2 related to Water Quality and listed a number of water quality/sewerage infrastructure issues which local authorities should take into account in preparing Local Development Documents including ensuring that: <i>“....adequate wastewater and sewerage capacity is provided to meet planned demand...”</i>.</p> <p>With the abolition of the Regional Spatial Strategies this increases the importance that the Local Plan must contain a policy covering the key issue of the provision of water and waste water/sewerage infrastructure to service development.</p> <p>This is necessary because it will not be possible for Thames Water to identify all of wastewater/sewerage infrastructure required over the plan period due to the way they are regulated and plan in 5 year periods (Asset Management Plans or AMPs) and the fact that not all development sites are allocated.</p>	

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		<p><u>Form of Involvement</u> Thames Water would prefer to be involved by specific meetings, if necessary, to cover water and wastewater/sewerage infrastructure issues.</p>	
Wales and West Utilities	Yes	<p>As the network owners of the natural gas infrastructure which covers part of your policy area it would be of some use to you – within the scope of your 'duty to co-operate' – to understand where our infrastructure is in relation to your plans and whether it can support the future demand which would be imposed upon it without the need for further engineering work on our part. It's also important to us in our role as network planners that we understand the impact of your proposals on our network so that we can ensure there is sufficient capacity for our existing customers in the future and invest appropriately.</p> <p>Before we can comment it would be advisable to email a copy of the proposals to us. We would require proposal maps so that we can accurately identify the locations of these sites as well as submitting to us a breakdown of how much demand would be required at these sites. A breakdown of usage, (commercial or domestic), would be sufficient if actual values are not known. The proposal maps would need to have enough detail so that we can locate them at street level on our own mapping system. Without this information we will not be best placed to offer comment.</p> <p>We are more than happy to assist you in respect of delivering your proposals, (and giving you guidance in case there are any infrastructure issues with your proposals).</p>	<p>Comments noted.</p> <p>Comments in relation to specific sites will be invited from Wales and West Utilities and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p> <p>Wales and West utilities will also be engaged in the preparation of a revised Infrastructure Delivery Plan once the housing allocations have been confirmed.</p>
Office for Nuclear Regulation	Yes	I note your recognition of the need to monitor housing completions and population levels within the consultation zones of AWE Aldermaston and AWE Burghfield as a strategic matter of particular relevance to the	<p>Comments noted.</p> <p>We have been working with the West Berkshire Civil Contingencies Manager</p>

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(ONR)		<p>Housing Sites Allocations DPD. I would ask that ONR be consulted during the development of this DPD and any subsequent modifications to it. I would also expect that you would seek the views of the West Berkshire emergency planners with regard to the potential impact of housing site allocations on the off-site emergency plans required by the Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPiR), prior to the publication of any draft for consultation.</p> <p>With regard to your approach to meeting the needs of gypsy and traveller accommodation, I note that in the event of a nuclear emergency arising at either nuclear site, the advice to residents within the detailed emergency planning zone (DEPZ) would be to shelter and that gypsy and traveller accommodation does not provide the same degree of protection against ionising radiations and the ingress of radioactive materials as permanent dwellings. I would therefore recommend that sites identified as suitable for gypsy and traveller accommodation: a) are located outside the DEPZs around the nuclear sites; and that b) distance from a nuclear site is taken into account when selecting such sites, with potential sites that are more distant from the nuclear sites being preferred over those that are closer, so far as it is reasonably practicable to do so.</p>	<p>(CCM) to provide comments on potential housing sites in advance of any formal public consultation and we will continue to use one to one discussions in the preparation of the DPD as appropriate.</p> <p>Comments in relation to specific sites will also be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD from both the ONR and CCM. Subject to Council approval on 22 July 2014, our next consultation will on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p> <p>In consultation with the CCM we are advised that there is no published guidance or research on the level of protection offered by modern gypsy and traveller accommodation and the ingress of radioactive materials and there suitability or otherwise when compared with other forms of accommodation. Since the proposal is to replace transitory pitches with permanent pitches and there is no increase in population on the site, the CCM believes the level of resilience may increase as the accommodation</p>

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			<p>should improve and the residents, being more permanent will be more likely to know the risks and what to do in the case of an emergency, furthermore in the case of an incident the emergency responder will know exactly how many people will need to be assisted.</p>
Transport for London (TfL)	Yes	<p>TfL does not have a direct interest in your area, however any increases in commuting into London obviously has potential impacts on TfL services.</p> <p>As you are no doubt aware, Network Rail is currently electrifying the Great Western mainline to Newbury and new Super Express trains will be introduced. This is likely to increase the attractiveness of commuting from the West Berkshire area into London, however from 2018 Crossrail will provide significant additional capacity at Paddington for onward dispersion into central and east London.</p> <p>The Mayor's Transport Strategy (2010), which takes into account forecast housing and jobs growth in the South East region (at the time), predicts that crowding on TfL services into and out of Paddington in the peak periods will be acceptable in 2031. This suggests that a degree of housing growth in the West Berkshire area, if resulting in greater rail commuting into London, could be accommodated by the 'committed' future (TfL) transport network in London in 2031. Network Rail would be best placed to comment on future capacity issues, and potential interventions, on National Rail services into Paddington.</p> <p>In light of this, in terms of future involvement, I request that you continue to send consultation material to TfL Borough Planning via the 'Borough Planning' inbox (boroughplanning@tfl.gov.uk) so that we can determine the appropriate response, however it is unlikely we would</p>	<p>Comments noted.</p> <p>For any strategic transport issues arising from the Housing Site Allocations DPD and commuting into London, we will continue to work with the Berkshire Strategic Transport Forum (BSTF) at both an officer and member level. Network Rail is a member of this Forum.</p> <p>We will also continue to formally consult TfL. Subject to Council approval on 22 July 2014, our next consultation will be on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
		want to get more involved, for example in workshops.	
Marine Management Organisation	Yes	<p>The MMO is the planning and licensing authority for the English marine area. Broadly speaking, this comprises the area sea ward of mean high water springs and the waters of each river as far as the tide flows. It does not appear that the English marine area is likely to be affected by the development of new housing in West Berkshire and so at this time the MMO has no comments to offer.</p> <p>The MMO would be happy to receive further correspondence on this matter if you consider that there is likely to be an impact on the English marine area.</p>	Comments noted. As we also do not consider that there is likely to be an impact on the English marine area from the preparation of the Housing Site Allocations DPD we will not be consulting the Marine Management Organisation further as part of the Duty to Cooperate process.
North Wessex Downs AONB	No	<p>The North Wessex Downs AONB Unit are pleased with the recent discussions with Officers at the Council around the emerging new AONB Management Plan and the sharing of information in relation to emerging Council rural planning policies.</p> <p>The AONB Unit also support the references to the AONB in the Duty to Cooperate consultation. For the avoidance of doubt it is recommended the category (at paragraph 6.5) is extended to include Heritage and Landscape, as an AONB is legally a landscape designation.</p> <p>Other than that it is requested that the Council consider a landscape led approach to development within the AONB and its setting as previously established through the Core Strategy Hearings.</p> <p>It has been noted that the latest SHLAA has been published without an updated landscape assessment. It is recommended that when considering any housing sites that may impact on the AONB, that landscape impact is at the forefront of any considerations. Former landscape assessment work will therefore assist in specific cases (as previously prepared by the AONB Unit and the Council in relation to the SHLAA sites).</p> <p>The Council are also under the Section 85 (CRoW Act 2000) duty to</p>	<p>Comments noted.</p> <p>The categories used in para 6.6 are the strategic objectives identified in the Core Strategy.</p> <p>We can confirm that in accordance with policy ADPP5 of the Core Strategy we are taking a landscape led approach to development in the North Wessex Downs AONB. Our assessments of specific potential housing sites within the AONB are being informed by individual landscape assessments and those sites which would have an adverse impact on the special qualities or natural beauty of the AONB are not being taken forward.</p> <p>Also in accordance with this policy, that if there are insufficient developable sites in the AONB, any shortfall will be</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
		<p>“conserve and enhance” the AONB. The existing Area Policy 5 from the Core Strategy should also be a guiding consideration: <i>“Provision of this scale of housing is subject to the overarching objective for the AONB set out at the beginning of this policy. If preparation of the Site Allocations and Delivery DPD indicates that there are insufficient developable sites to provide the balance of the 2,000 dwellings whilst adhering to the landscape priority of the policy, any shortfall will be provided on sites allocated outside the AONB.”</i></p> <p>(Attached is additional guidance in relation to AONBs and the Duty to Cooperate.)</p>	<p>provided on sites allocated outside the AONB. We will continue to work at both an officer and member level as a constituent member of the North Wessex Downs AONB Council of Partners (CoP), a partnership body which was set up in 2001 to oversee the future of the AONB. The CoP prepares and reviews the statutory Management Plan for the AONB on behalf of its constituent local authorities. This sets out a strategic policy framework that reflects national and local issues to ensure the AONB's natural heritage, landscape and built character are conserved, the local economy is supported and use of the AONB for recreation is encouraged and helps ensure that the Council meets its duty under Section 85 of the CRoW act 2000. We have had and will also continue to have informal discussions and one to one meetings with officers from the AONB Unit about specific issues that relate to the Housing Site Allocations DPD and the development of policies that will guide development in the countryside.</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
BBOWT	No	<p><u>1. Biodiversity Opportunity Areas (BOAs)</u> I note that Paragraph 3.2 of your document lists a number of strategic cross-boundary issues including the following - "To continue to use Biodiversity Opportunity Areas (BOAs) to make positive changes for biodiversity at a landscape scale." Many of the cross-boundary strategic issues listed in para 3.2 are reiterated within paragraph 6.6 as being of particular relevance to the Housing Site Allocations DPD. However, the reference to BOAs is no longer included. No explanation or justification is given for why the aims and objectives of BOAs is not considered relevant during the Site Allocations process. BOAs represent a targeted landscape-scale approach to conserving and enhancing biodiversity. They offer opportunity rather than restraint and should therefore be considered within the strategic planning process as a positive, proactive mechanism for helping to achieve National Planning Policy objectives.</p> <p>I recommend that reference to BOAs is included as a strategic issue for the Housing Site Allocations DPD, which should align with the aims and objectives of the BOAs relevant to West Berkshire. Proactively seeking BOA opportunities through the Housing Site Allocations DPD will also ensure that the DPD is in line with Core Strategy Policy CS17 which states that "Opportunities will be taken to create links between natural habitats and, in particular, strategic opportunities for biodiversity improvement will be actively pursued within the Biodiversity Opportunity Areas".</p> <p><u>2. Achieving a net gain for nature</u> The National Planning Policy Framework is clear (paragraph 9) that pursuing sustainable development includes "moving from a net loss of biodiversity to achieving net gains for nature".</p>	<p>Comments noted The primary role of the Housing Site Allocations DPD is to support the delivery of housing as set out in the Council's adopted Core Strategy. Achieving a net gain for nature in accordance with policy CS17 of the Core Strategy will be an integral part of this process. At a strategic level we will continue to achieve this at both an officer and member level through the Berkshire Local Nature Partnership and by working in partnership with the Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) in the Living Landscape project. However, since our approach to the Housing Site Allocations DPD is effectively just providing detail to the strategic approach already agreed within our adopted Core Strategy, we are tailoring our approach to the Duty to Cooperate accordingly. Using the key list of strategic issues we identified for the West Berkshire Local Plan, we have only drawn out those key strategic matters that we consider of particular relevance to the Housing Site Allocations DPD. It is agreed that BOAs represent a targeted landscape scale approach to</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
		<p>The current strategic issues raised within your consultation document does not make reference to this wider strategic aim. Net gains for nature can be achieved through both strategic location of development sites to ensure that ecological networks are maintained, and enhancements sought through sensitive landscaping and site management. Net gains for nature should be considered at a site and landscape scale, including cross-boundary.</p> <p>I recommend that the Housing Site Allocations DPD should seek to achieve a net gain for nature as a key objective when evaluating the acceptability of site location and proposed development plans.</p> <p><u>3. Landscape Scale Projects</u> There are a number of landscape scale projects which could also be mentioned in paragraph 6.6. For example the BOWT West Berkshire Living Landscape Project of the West Berkshire Countryside and Farming Project, which both strongly correlate with aims and objectives of local BOAs and therefore also contribute towards achieving Core Strategy Policy CS17.</p> <p>Inclusion of the above three issues as strategic issues within the Housing Site Allocations DPD will therefore ensure that the DPD complies with</p> <ul style="list-style-type: none"> - the aims and objectives of the National Planning Policy Framework - the West Berkshire Core Strategy - the landscape scale approach to biodiversity enhancement promoted through the Governments 2011 White Paper 'The Natural Choice: securing the value of nature' and the Government's 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' that followed. 	<p>conserving and enhancing biodiversity and as an opportunity, rather than restraint that they are considered within the strategic planning process as a positive and proactive mechanism. As such they are recognised as a strategic issue that needs to be addressed as part of the West Berkshire Local Plan. Although BOAs were not originally drawn out as a particular key strategic issue for the Housing Site Allocations DPD, they are still being taken into consideration as part of the preparation of the DPD and in particular when assessing potential housing sites for allocation. However, as there are a number of cross boundary BOAs which do cross the boundaries of adjacent authorities we have amended our key strategic matters to include the following – ‘to continue to use Biodiversity Opportunity Areas (BOAs) to make positive changes for biodiversity at a landscape scale.’</p>
National	No	We welcome the inclusion of “continued promotion of the rural	Comments noted.

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
Farmers Union		<p>economy” as a strategic issue, and suggest that thriving rural communities and economies will be an essential backbone in achieving sustainable development across both the rural and urban centres of the district. We suggest that local engagement with rural business need to be carried out where there is a risk of a proposed site having an adverse effect on farming business or any other ancillary business. We suggest that flood risk management, both in urban and rural locations must also be highlighted as a strategic issue. This differs from the need to ensure that “development proposals do not adversely impact the water and wastewater network”; which specifically relates to constructed infrastructure. Rather we consider that local planning policy must include provision to ensure that sufficiently robust drainage networks are constructed and maintained in order to deal with floods in both rural and urban areas. I therefore recommend that flood risk management, and sustainable drainage systems are given consideration at every stage of policy development.</p>	<p>It is agreed that the continued promotion of the rural economy will be a key strategic issue for the West Berkshire Local Plan. At a strategic level we will continue to achieve this by working at both an officer and member level as a constituent member of the North Wessex Downs AONB Council of Partners and as a member of the Thames Valley Local Economic Partnership.</p> <p>Comments in relation to specific sites will be invited from the general public and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, this will run between 25 July and 12 September 2014.</p> <p>A review of the policies that guide development in the countryside is being undertaken through the Housing Site Allocations DPD to ensure that the policies are up to date and fit for purpose. These will not form part of the preferred options consultation on specific sites, but instead are due to be reported to full Council on 18 September, with a period of public consultation to follow.</p> <p>In accordance with the National</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			Planning Policy Framework (NPPF) we have prepared a Strategic Flood Risk Assessment (SFRA), which, though consultation with the Environment Agency, will inform the production of the Housing Site Allocations DPD.
Community Council for Berkshire	No	<p>I am satisfied that the document should cover most cross-boundary issues where there may be a duty to co-operate. I have only one point.</p> <p>Under Green Infrastructure bullet 1: 'The role of the Kennet and Avon canal and other waterways...', something should be included that covers the increased use of waterways for housing purpose. This is a cross-boundary issue, particularly as people living on boats and barges on the waterways often do not have residential moorings and are forced to move on a regular basis. This has an impact on their ability to access services etc.</p> <p>Obviously I have noted that there is no specific mention of 'rural' in this document, but I am satisfied that any rural related cross-boundary issues are covered within the context. I will no doubt be further consulted when the new development management policies relating to housing in the countryside are issued.</p>	<p>Comments noted.</p> <p>It is agreed that the continued promotion of the rural economy will be a key strategic issue for the West Berkshire Local Plan.</p> <p>A review of the policies that guide development in the countryside is being undertaken through the Housing Site Allocations DPD to ensure that the policies are up to date and fit for purpose. These will not form part of the preferred options consultation on specific sites, but instead are due to be reported to full Council on 18 September, with a period of public consultation to follow.</p>
Berkshire Association of Local Councils	No	Thank you for the opportunity to comment, however, BALC does not have any comments to offer.	Comments noted
Reading Borough Council	Yes	No comments received	We will continue to use the Memorandum of Understanding on Strategic Planning (MoU) signed by all

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			<p>the Berkshire unitary authorities as a starting point to guide our approach to cooperation. In accordance with the MoU we will also continue to use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which reports to the Berkshire Heads of Planning (BHoP). At a member level this includes Berkshire Leaders (and occasional meeting of portfolio holders for specific issues</p> <p>Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>The Gypsy and Traveller Accommodation Needs Assessment (GTAA) has also been undertaken using a shared methodology jointly across Berkshire with regular Duty to Cooperate meetings. The GTAA will</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			indicate the level of accommodation need for the travelling community within the District from which pitch and plot targets will be determined.
Slough Borough Council	No	No comments received	<p>We will continue to use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities to guide our approach to cooperation. In accordance with the MoU we will also continue to use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which reports to the Berkshire Heads of Planning (BHoP). At a member level this includes Berkshire Leaders (and occasional meeting of portfolio holders for specific issues)</p> <p>Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			<p>the NPPF. The Gypsy and Traveller Accommodation Needs Assessment (GTAA) has also been undertaken using a shared methodology jointly across Berkshire with regular Duty to Cooperate meetings. The GTAA will indicate the level of accommodation need for the travelling community within the District from which pitch and plot targets will be determined.</p>
Royal Borough of Windsor and Maidenhead	No	No comments received	<p>We will continue to use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities to guide our approach to cooperation. In accordance with the MoU we will also continue to use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which reports to the Berkshire Heads of Planning (BHoP). At a member level this includes Berkshire Leaders (and occasional meeting of portfolio holders for specific issues) Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			<p>authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p>
Oxfordshire County Council	Yes	<p>No comments received as part of this consultation but the following comments relating to cross boundary issues were received as part of the consultation we undertook on the scope and content of the DPD under Regulation 18.–</p> <p>Oxfordshire County Council will work jointly with West Berkshire Council to ensure the following issues are taken into account in the preparation of this DPD:</p> <p>Management of any cross-boundary movement of schools pupils:</p> <ul style="list-style-type: none"> • Due to the existing tightness of school capacity on the Oxfordshire side of the Goring/Streatley and Whitchurch/Pangbourne border, shared information about likely future pressures in this area would be useful. • Future availability of spaces at King Alfred's to non-catchment children will depend on the changing balance between a locally growing population, King Alfred's site development plans, and new capacity planned at Grove. Information about expected population growth in the Pangbourne/Purley area of West Berks would be of use in helping Langtree plan their future capacity. • Information about expected population growth in the Compton area 	<p>Comments noted. Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.</p> <p>We will work with neighbouring authorities on an ongoing basis to provide appropriate infrastructure to meet the growth requirements of the District.</p> <p>Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>We will continue to work at both an officer and member level as a</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
		<p>of West Berks would be of use in helping alternative schools to plan their future capacity.</p> <p>Scope for Improving Bus Services between West Berks growth settlements and Oxfordshire:</p> <p>The County Council would like to explore with WBC opportunities to secure improvements to public transport services between West Berkshire and Science Vale as part of an overall bus strategy for Oxfordshire.</p>	<p>constituent member of the North Wessex Downs AONB Council of Partners (CoP).</p>
Basingstoke & Deane Borough Council	Yes	No comments received	<p>Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>We will continue to work at both an officer and member level as a constituent member of the North Wessex Downs AONB Council of Partners (CoP).</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
Test Valley Borough Council	Yes	No comments received	<p>Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>We will continue to work at both an officer and member level as a constituent member of the North Wessex Downs AONB Council of Partners (CoP).</p>
Wiltshire Council	Yes	No comments received	<p>Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. Work has commenced on a Strategic Housing Market Assessment (SHMA) in conjunction with other Berkshire authorities. Neighbouring authorities in Hampshire, Wiltshire and Oxfordshire will also be involved. The work is scheduled to conclude towards the end of the year (2014). The SHMA will help</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			<p>to identify the Council's 'objectively assessed' housing need as set out in the NPPF.</p> <p>We will continue to work at both an officer and member level as a constituent member of the North Wessex Downs AONB Council of Partners (CoP).</p>
Swindon Borough Council	No	No comments received	<p>Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. We will continue to work at both an officer and member level as a constituent member of the North Wessex Downs AONB Council of Partners (CoP).</p>
Newbury and District Clinical Commissioning Group	Yes	No comments received	<p>Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. Will be specifically engaged as part of the updating of the Infrastructure Delivery Plan.</p>
North and West Reading Clinical Commissioning Group	Yes	No comments received	<p>Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. Will be specifically engaged as part of the updating of the Infrastructure Delivery Plan.</p>

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
NHS England	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. Will be specifically engaged as part of the updating of the Infrastructure Delivery Plan.
Homes and Communities Agency - South and West	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Civil Aviation Authority	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Office of Rail Regulation	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Thames Valley Berkshire Local Economic Partnership	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Mayor of London	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Highways Agency	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate. We

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
			<p>have been working with the Highways Agency to provide comments on potential housing sites in advance of any formal public consultation and we will continue to use one to one discussions in the preparation of the DPD as appropriate.</p> <p>Comments in relation to specific sites will also be invited and taken into account as part of our preferred options consultation on the Housing Site Allocations DPD. Subject to Council approval on 22 July 2014, our next consultation will on our preferred options for the Housing Site Allocations DPD, which will run between 25 July and 12 September 2014.</p>
The Coal Authority	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Scottish and Southern Energy	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Centrica (British Gas)	Yes	No comments received	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.
Openreach	Yes	No comments received	Continue to use existing methods,

Respondent	DtC specified body or person	Summary of Representation	Council's response and outcomes
newSites			partnerships and working groups to take issues forward as appropriate.
Gypsy Council	No	No comments received as part of this consultation but the Gypsy Council has been consulted as part of the Gypsy and Traveller Accommodation Needs Assessment (GTAA). The GTAA will indicate the level of accommodation need for the travelling community within the District from which pitch and plot targets will be determined.	Continue to use existing methods, partnerships and working groups to take issues forward as appropriate.

The following bodies were also consulted as part of this process but had no comments to make:

British Aggregates Association
 Cemex (UK)
 Country Land & Business Association
 Friends, Families and Travellers (FFT)
 Grondon Waste Management Ltd
 Gypsy Council
 Home Builders Federation
 Mineral Products Association Ltd
 National Federation of Gypsy Liaison Groups
 National Grid
 Network Rail
 Renewable UK Association
 Royal Berkshire Ambulance NHS Trust
 Royal Berkshire Fire & Rescue Service
 Showmen's Guild of Great Britain
 Thames Valley Police
 Veolia Environmental Services
 West Berkshire Disability Alliance

They will continue to be consulted as part of the preparation of the DPD, using our existing methods, partnerships and working groups to take issues forward as appropriate.

West Berkshire Council Local Plan Newsletter

Issue 1 – December 2013



Welcome to the first West Berkshire Local Plan Newsletter. We will be publishing newsletters regularly to keep you informed about the progress on the Local Plan and other policy documents.

What is the West Berkshire Local Plan?

The Local Plan is the Plan for the future development of West Berkshire which is drawn up by the Council in consultation with the community.

The Local Plan is made up of several parts called 'Development Plan Documents'. These include:

- **Core Strategy DPD** - adopted in July 2012. This sets out the overall vision, objectives and strategy for the future development of West Berkshire.
www.westberks.gov.uk/corestrategy
- **Minerals and Waste DPD** (currently being prepared). This will include a 15-year spatial strategy, with a vision and strategic objectives for West Berkshire, containing the policies for all minerals and waste developments.
www.westberks.gov.uk/mineralsandwaste
- **A Policies Map** will illustrate the policies of the Local Plan on an Ordnance Survey base.



- **Site Allocations and Delivery DPD** (currently being prepared). This will identify sites for housing and other types of development, and set out detailed planning policies to guide development in the district.
www.westberks.gov.uk/saddpd



WestBerkshire
C O U N C I L



West Berkshire Local Plan – next steps:

The timetable for the Local Plan, known as a Local Development Scheme (LDS), was updated in September 2013 and can be viewed at: www.westberks.gov.uk/lids

Site Allocations and Delivery Development Plan Document

There will be ongoing consultation with the community and stakeholders throughout the preparation of the Local Plan. In early 2014 there will be discussions with the District's Parish and Town Councils and a consultation on the issues and options to be considered through the Site Allocations and Delivery DPD. Please check our webpage for up to date information: www.westberks.gov.uk/saddpd

We are also in the process of producing a series of technical documents and assessments to inform the preparation of the Local Plan. These are known as the evidence base and include documents on housing, the economy, green infrastructure, leisure, infrastructure and flooding.

Strategic Housing Land Availability Assessment Update:

The Strategic Housing Land Availability Assessment (SHLAA) helps inform the preparation of the Local Plan by identifying potential land that could be used to provide new homes. It is an audit of land at a particular point in time and is updated regularly. We are currently updating the SHLAA following a "Call for Sites" earlier in the year. We expect to publish the revised document on our website in December 2013.

The SHLAA is a technical assessment, not a policy making document. The decisions about how many new homes need to be built and where they should be built will be taken in the Local Plan. Please check our webpage for up to date information: www.westberks.gov.uk/shlaa.

Minerals and Waste Development Plan Document

Those of you with an interest in Minerals and Waste planning will be aware that in 2012, West Berkshire Council agreed to progress with a single development plan document, which relates to minerals and waste development in West Berkshire. Officers have been working on collating and analysing the necessary evidence to support the development of the West Berkshire Minerals and Waste Development Plan Document.

The first stage of consultation (which will be on issues and options) will be taking place in December this year. If you would like to be informed about progress on this exciting new document then please register your interest by going to the West Berkshire consultation portal <http://consult.westberks.gov.uk/portal> We will also be advertising the consultation in the local media and at www.westberks.gov.uk/mineralsandwaste



New Supplementary Planning Documents (SPDs) (Adopted September 2013):

In September 2013 the Council adopted two new Supplementary Planning Documents (SPDs): one for Sandleford Park and one for the Pirbright Institute site, Compton.

Sandleford Park, SPD.

Situated on the southern edge of Newbury, Sandleford Park was allocated for development through the Core Strategy and provides an exciting opportunity to deliver a high quality urban extension to Newbury. Sandleford Park is expected to provide up to 2,000 homes along with associated infrastructure, including community uses, education provision and open space.

The SPD sets out a framework to guide the detailed development of the site through any future planning application and is available on the Council's website

www.westberks.gov.uk/sandleford

The Pirbright Institute site, Compton SPD.

The site, which was formerly known as the Institute for Animal Health site, is expected to close in the near future as the Institute consolidates its operations onto one site. The SPD has been produced to guide an appropriate and sensitive approach to any future redevelopment on this brownfield site, which is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The SPD is available at

www.westberks.gov.uk/comptoniah

Neighbourhood Planning:

Local communities can now produce Neighbourhood Plans, to give them a greater say in how they want to see their area developed. In West Berkshire, Neighbourhood Plans will be produced by parish and town councils in consultation with local communities.

Stratfield Mortimer Parish Council has made the first application to West Berkshire Council to designate the Parish as an area for a Neighbourhood Plan. Further details on the application and on Neighbourhood Plans in general are available at:

www.westberks.gov.uk/neighbourhoodplanning

Community Infrastructure Levy (CIL):

The Community Infrastructure Levy (CIL) is a new levy system that local authorities can charge on new development in their area to help fund infrastructure required as a result of new development. A charging schedule sets out an authority's CIL rates, and when adopted, the use of developer contributions (also known as S106 obligations) becomes restricted. In any case, the Government propose to restrict the use of developer contributions from April 2015.

West Berkshire Council's charging schedule was recently subject to independent examination, and the Examiner's Report was received on 8 November 2013. The report recommends approval for the charging schedule, and the Examiner accepted two minor changes in the interests of clarity, which were suggested by the Council.

The timetable and details for the Council's adoption of the Charging Schedule will be made available in due course at:

www.westberks.gov.uk/cil



Would you like to be kept informed?

If you would like to be kept informed on the progress of the Local Plan and related documents, please register on our Consultation Portal at: <http://consult.westberks.gov.uk/portal> and register using the "login/register" section.

We are reviewing our database contacts and we need your help.

When registering, please select your areas of interest and if you are already registered, please consider checking these so that we only contact you about those topics that are important to you. The areas of interest are:

- Local Plan (includes Site Allocations and Delivery DPD)
- Developer's Contributions and Community Infrastructure Levy
- Minerals and Waste
- Transport Planning

Please also provide a valid e-mail address as this is our preferred method of contact.

If we have your address details wrong, or if you no longer wish to receive updates, please let us know using the contact details below or completing the slip at the end of this newsletter and returning it to us in the pre-paid envelope by Friday 10 January 2014.

Contact us:

Planning Policy email:
planningpolicy@westberks.gov.uk

Minerals and Waste Planning Policy email:
mineralsandwasteplanningpolicy@westberks.gov.uk

Post: Planning Policy and Transportation Policy, Planning and Countryside, West Berkshire Council, Market Street, Newbury, RG14 5LD

Tel: 01635 519111

Name:

email:

Address:

.....

.....

.....

Tel. Number:

Please remove my details from the database

I wish to remain or be added to the database and receive updates on the following topics (*please tick all that apply*):

Local Plan (includes Site Allocations and Delivery DPD)

Developer's Contributions and Community Infrastructure Levy

Minerals and Waste

Transport Policy

West Berkshire Council Local Plan Newsletter

Issue 2 – April 2014



Welcome to our second Local Plan newsletter, which updates you on events and our work here since the last newsletter in December 2013.

West Berkshire Local Plan

Housing Site Allocations Development Plan Document (DPD)

A Housing Site Allocations DPD is now being prepared rather than a Site Allocations and Delivery DPD. This will allocate sites for housing to meet the remainder of the 10,500 housing requirement from the adopted Core Strategy and will mean that the Plan can be progressed more swiftly. The DPD will also include sites for Gypsies and Travellers and a limited number of housing policies, including those to guide development in the countryside.

Consultation on a 'preferred options' version of the DPD is scheduled to begin on 25 July 2014 for a 7 week period, and will include details of short listed sites for housing. The DPD is due to be adopted in December 2015, and will be followed by the preparation of a new Local Plan which will look longer



term and which will cover the full range of policies and allocate additional sites for development. If you have any comments on this approach, please send them to the Planning Policy team by Friday 30 May 2014 using the contact details at the end of this newsletter.

The Local Development Scheme (LDS) which is the timetable for the Local Plan will be updated to reflect these changes and will be available at:
www.westberks.gov.uk/lds

Minerals and Waste DPD Update

The consultation on the West Berkshire Minerals and Waste DPD Issues and Options Consultation has now closed and the authority is in the process of analysing the comments that we received along with the site nominations. The comments that have been received will be taken into account in the ongoing development of the West Berkshire Minerals and Waste DPD, which will be subject to further public consultation in the future.

We would like to take the opportunity to thank all of you who got involved in this consultation, and if you would like any further detail on the progression of this development plan document please visit the Council's website:

www.westberks.gov.uk/mwdpd

Local Plan evidence base:

To support and inform our work on the Local Plan we collect evidence, including undertaking and commissioning studies, assessments and appraisals. Collectively, this is known as the 'evidence base'.



WestBerkshire
C O U N C I L

Strategic Housing Market Assessment (SHMA) Update:

The housing requirement for West Berkshire set out in the Core Strategy was based on that in the South East Plan. Local authorities now need to establish their own housing requirement, based on assessing housing needs over the wider area. We are working with the other Berkshire authorities and the Local Economic Partnership to prepare a SHMA which will establish the housing market area (which reflects the linkages between places where people live and work), and assess the need for housing in this area, based on demographic and economic evidence. The new Local Plan will need to look at how this objectively assessed housing need can be met.

Gypsies, Travellers and Travelling Showpeople:

One element of the Housing Site Allocations DPD, set out above, will be the provision of sites for gypsies, travellers and travelling showpeople. In accordance with national guidance we will need to make an assessment of need for such sites across the district and set out a strategy through the plan to meet the level of identified need. This is likely to result in the allocation of sites for gypsies, travellers and travelling showpeople.

To assist with this work we have jointly commissioned a company called Opinion Research Services (ORS) to produce a Gypsy and Travellers Accommodation Assessment (GTAA). This study will involve a review of existing gypsy and traveller sites and an assessment of the need for additional authorised sites. The study also looks at the need for transit sites and site provision for travelling showpeople. It will form part of the evidence base that will help inform the preparation of the Housing Site Allocations DPD.



In addition, we are conducting a gypsies, travellers and travelling showpeople 'Call for Sites' exercise which will help us identify potential sites. This exercise will run between Monday 28 April 2014 and Tuesday 27 May 2014. If you have a site which you would like to be considered and assessed as part of the call for sites, please let us know by completing a form. The form is available online at www.westberks.gov.uk/gypsiesandtravellers or at Planning Reception in our Market Street Council Offices in Newbury.

Community Infrastructure Levy (CIL) Update:

We have been progressing the adoption of a Community Infrastructure Levy (CIL) for the district. The CIL is a levy that local authorities can charge on most new development in their area to help fund infrastructure required as a result of that development. West Berkshire's **Charging Schedule**, which sets out an authority's CIL rates, was adopted on 4 March 2014, and will be implemented on 1 April 2015. Any planning permission granted after 1 April 2015 will be liable to pay CIL. Further details can be found at: www.westberks.gov.uk/cil

The government intends that CIL will replace the current use of planning obligations to collect developer contributions. So, until 1 April 2015, the **'Delivering Investment from Sustainable Development' Supplementary Planning Document** will remain in force. But after that date, the use of S106 obligations (with the exception of the provision of affordable housing) will be scaled back. With that in mind, the Council will be revising the current SPD before April 2015, and a public consultation process is planned to take place in Summer 2014.

Keeping you informed

If you would like to be kept informed and are not already on our database, please register at <http://consult.westberks.gov.uk/portal>
If we have your contact details wrong, or if you no longer wish to receive updates, please let us know using the contact details below. Alternatively, you can also change your details and preferences on the consultation portal. If you need any assistance with using the system we will be happy to help.

WBC/P&TS/LB/0414

Planning Policy and Transportation Policy, Planning and Countryside,

West Berkshire Council, Market Street, Newbury, RG14 5LD
Tel: 01635 519111 Email: planningpolicy@westberks.gov.uk

If you require this information in an alternative format or translation, please call the Council on Telephone 01635 519111