

## Settlement Boundary Review (SBR) December 2022

### Background

1. As part of our [Local Plan Review \(LPR\)](#), we have undertaken a review of the settlement boundaries (SBR) across the District.
2. The council committed to reviewing the boundaries for all settlements as part of the LPR when it undertook a partial review for some settlements as part of the work on the [Housing Site Allocations Development Plan Document \(HSADPD\)](#). A review of all existing boundaries had not been undertaken for a number of years previously.

### What are settlement boundaries?

3. Settlement boundaries are a long established planning tool. They identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable.
4. The following settlements already have boundaries identified in the West Berkshire Local Plan

Aldermaston	Burghfield Common	Hampstead Norreys	Streatley
Aldermaston Wharf	Chieveley	Hermitage	Tadley/Pamber Heath
Ashmore Green	Cold Ash	Hungerford	Thatcham
Beenham	Compton	Kintbury	Theale
Boxford	Curridge	Lambourn	Tidmarsh
Bradfield	Donnington	Leckhampstead	Eastern Urban Area (Tilehurst, Calcot, Purley)
Bradfield Southend	East Garston	Lower Basildon	Upper Basildon
Brightwalton	East Ilsley	Mortimer	Upper Bucklebury
Brightwalton Green	Eastbury	Newbury	West Ilsley
Brimpton	Eddington	Pangbourne	Woolhampton
Burghfield	Enborne Row	Peasemore	Wickham
Burghfield Bridge	Great Shefford	Stockcross	Yattendon



5. As part of the review process we have also included settlements that do not currently have boundaries.

Aldworth	Chaddleworth	Inkpen	Ufton Nervet
Ashampstead	Chapel Row	Midgham	Upper Lambourn
Beech Hill	Englefield	Shefford Woodlands	West Woodhay
Beedon	Fawley	Stanford Dingley	Worlds End
Bucklebury	Frilsham	Stratfield Mortimer	

6. Such settlements are a characteristic of West Berkshire and there is continued need to protect their small scale and informal nature. This would generally mean that introducing a logical boundary would not be straight forward or appropriate. At the same time, however, it was felt there might be some opportunity to allow the council to formalise something which might be happening anyway and, by defining a boundary, would allow it to prevent further unrestricted growth into the countryside.

### **Review of settlement boundary review criteria**

7. The council started the SBR in 2018 by undertaking a review of the existing settlement boundary criteria, which are set out in the HSADPD.
8. A landscape led approach was taken. There is a wealth of information already contained in [landscape character assessments](#) and community led documents such as [town and village design statements](#), [parish plans](#) and [neighbourhood plans](#) which we made clear we would use as a guide. We also made clear at the start of the process that we would undertake a detailed ‘on the ground’ community led assessment of each individual settlement.
9. The proposed settlement boundary review criteria set out the general principles we would follow when defining a boundary and gave guidance as to what would usually be included and what would usually be excluded.
10. Comments were sought on the proposed criteria for the settlement boundary review as part of the [second round of Regulation 18 consultation](#) we undertook between 9 November to 21 December 2018. From the comments we received it was clear that whilst clarity was sought on some detailed issues, there was overwhelming support for the principle of the council’s landscape led approach to the drawing of settlement boundaries. Details are set out in our [Consultation Statement \(June 2019\)](#).
11. The proposed criteria were subsequently revised and published in February 2020<sup>1</sup>. The finalised settlement boundary review criteria are set out in Appendix 1.

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<sup>1</sup> A minor clarification was made to the criteria in January 2022 to make clear that the reference to boundaries including ‘sites allocated through the local Plan and Neighbourhood Development Plan processes’ were ‘residential’ sites.



### **Initial involvement of parish and town councils and (NDP) groups**

12. In Spring 2020, the council gave all town/parish councils and neighbourhood planning (NDP) groups across the District an opportunity to undertake an initial review of boundaries themselves. Officers held three workshops in Calcot, Newbury and Hungerford in February 2020 outlining the work involved and then followed this up with further written advice and maps showing existing boundaries to encourage community involvement.
13. Responses to this consultation are set out in Appendix 2. We had responses relating to 35 settlements; most of which requesting that the boundaries did not change. There were, however, changes proposed for the following settlements:

Burghfield	Enborne Row	Mortimer	Ufton Nervet
Burghfield Bridge	Hampstead Norreys	Newbury	Upper Bucklebury
Burghfield Common	Hungerford	Tidmarsh	

14. For those settlements without boundaries, with the exception of Englefield and Ufton Nervet, local communities confirmed that they did not want to introduce new boundaries.
15. As far as possible the council used the results from this exercise as a clear community steer for the way forward and considered this information alongside the evidence contained in existing landscape character assessments and other relevant documents referred above. At the same time, a number of requests that had been submitted, as part of the Local Plan Review, by residents and other developers for small extensions to boundaries in some settlements were also considered. An 'on the ground' review of all the settlements across West Berkshire was completed by officers in 2021 and proposed boundaries were drawn up.

### **Proposed settlement boundaries**

16. Proposed changes to boundaries have been made to all settlements with existing boundaries.
17. As a general guide most of the changes are being proposed in order to:
- iron out inconsistencies in boundaries which were previously mapped at a smaller scale and using different Ordnance Survey base maps
  - Include built development which is now clearly part of the main built up area
  - Align boundaries with residential curtilages where appropriate
  - Align boundaries along roads to the edge closest to the settlement
  - Include single plot or other small scale development opportunities which would provide infill and rounding off opportunities that are physically, functionally and



visually related to the existing built up area, taking account of any environmental development constraints

- Incorporate sites proposed for allocation in the LPR. *(Please note that if any of these sites are removed from the LPR before adoption, then the settlement boundary would be redrawn to exclude them.)*

18. In addition, the council has incorporated a specific request from Newbury Town Council to include the existing commitment for built development at North Newbury within the boundary for Newbury and another from Bucklebury Parish Council to remove a large area of former Important Open Space from within the boundary of Upper Bucklebury.
19. For those settlements without boundaries, it was concluded that in most cases the council's existing approach was still appropriate. The informal nature of most of these settlements and the strong relationship they have as part of the wider rural landscape still means that the introduction of a boundary is still not considered the best way forward. It was however, felt that there was a case for two new boundaries to be created around Chaddleworth and Beedon. The nature of development in both settlements is of a close knit character and boundaries can clearly be drawn around both.

### **Further consultation with town and parish councils and NDP groups on the proposed settlement boundaries**

20. The council prepared maps showing the proposed new settlement boundaries and set out in Appendix 3) and undertook further consultation with town and parish councils and NDP groups for those settlements within their particular town or parish. Consultation was for six weeks from 9 March to 21 April 2021. It was again recognised that using their local knowledge was particularly important at this stage in order to 'locally verify' the SBR before wider consultation with the public. Due to Covid restrictions in place when the council was undertaking site visits it had not always been possible for officers to gain access to certain areas, such as back gardens, and so community feedback at this stage was considered critical.
21. In the Spring of 2021 the settlements within the parish of Lambourn were not included in this process as they were being looked at separately by the neighbourhood planning group as part of the emerging Lambourn Neighbourhood Plan. In August 2021 though, the NDP steering group asked the council to include the parish in its wider work. The settlements of Eastbury, Lambourn and Upper Lambourn were therefore included in the SBR. This concluded that in order to protect the informal character and nature of the existing development at Upper Lambourn, the introduction of a boundary would still not be appropriate. Proposed boundaries for Eastbury and Lambourn were, however, drawn up in the Autumn of 2021 and consultation with the Lambourn NDP Steering Group took place in December 2021 and January 2022.
22. As part of this consultation stage it is understood that some town/parish councils chose to hold special meetings or undertake additional consultation within their local communities as appropriate. The consultation responses therefore include some individual representations from land owners and individual members of the public. All



consultation responses are set out in Appendix 4 together with the council's response to them.

### **Proposed Submission settlement boundaries**

23. Boundaries have now been finalised in accordance with the council's responses and other technical work and have been mapped for inclusion in the Proposed Submission version of the LPR. The maps of individual settlements are set out in Appendix 5. They will also be made available through the online map on the council's website when the Proposed Submission version of the LPR is published.



## APPENDIX 1

### Settlement Boundary Review Criteria

The Council will take a landscape led approach to the drawing of settlement boundaries.

When reviewing the boundary for any given settlement the Council will consult the following sources, where relevant:

- Landscape Character Assessment for West Berkshire (2019)
- North Wessex Downs AONB Landscape Character Assessment (2002)
- Landscape Sensitivity Studies (2009) for Newbury, Thatcham, Hungerford and West Reading
- Landscape Sensitivity Assessments (2011) for the rural service centres and service villages in the North Wessex Downs Area of Outstanding Natural Beauty (AONB).
- Landscape Capacity Assessments (2014 and 2015) for potential housing sites in the AONB
- Historic Landscape Characterisation and Historic Environment Character Zoning
- Historic Environment Record
- Settlement character studies such as Village, Town and Parish Design Statements
- Conservation Area Appraisals
- Adopted Parish Plans and Neighbourhood Development Plans

In conjunction with any relevant recommendations from the above studies the Council will also apply the following principles in the revision of settlement boundaries:

#### Principles of inclusion of land uses

Settlement boundaries identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable.

Where practicable and barring the exceptions set out below, boundaries will usually follow clearly defined features such as walls, hedgerows, railway lines and roads. Where possible, preference will be given to using features that are likely to have a degree of permanence as some features can change over time. Where development is on one side of the road only, the settlement boundary will be drawn along the edge closest to the settlement. Some boundaries may also follow along the rear of built development in order to prevent inappropriate development, for instance where dwellings have large back gardens.



**Boundaries will include:**

- The main settlement area. i.e. the area of close knit physical character
- Residential sites allocated through the Local Plan and Neighbourhood Development Plan processes
- Curtilages which are contained, are visually part of the built up area and are separated from the open or wider countryside
- Recreational or amenity open space which is physically surrounded by the settlement (or adjoined on three sides by the settlement)
- Existing community facilities (such as churches, schools and village halls) which are physically and visually related to the settlement
- Single plots or other similar small scale development opportunities which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing built up area, taking account of any environmental development constraints.

**Boundaries will exclude:**

- Highly visible areas such as exposed ridges, land forms or open slopes on the edge of settlements
- Open undeveloped parcels of land on the edges of settlements which are not either functionally or physically or visually related to the existing built up area
- Recreational or amenity open space which extends into the countryside or primarily relates to the countryside in form and nature. This includes designated Local Green Space.
- Tree belts, woodland areas, watercourses and other features which help to soften, screen existing development and form a boundary to the settlement
- Areas of isolated development which are physically or visually detached from the settlement and areas of sporadic, dispersed or ribbon development
- Large gardens or other areas, such as orchards, paddocks, allotments, cemeteries and churchyards, which visually relate to the open countryside rather than the settlement
- The extended curtilages of dwellings where future development has the capacity to harm the structure, form and character of the settlement
- Loose knit arrangements of buildings on the edge of a settlement
- Farmsteads, agricultural buildings, or converted agricultural buildings on the edge of a settlement which relate more to the rural context
- Horse related development, minerals extraction, landfill, water features, public utilities (sewage treatment plants, substations) on the edge of a settlement
- Important gaps between developed areas in fragmented settlements. Settlement boundaries do not need to be continuous. It may be appropriate, given the nature and form of a settlement, to define two or more separate elements of it.
- Roads, tracks and public rights of way running along the edge of a settlement.



**Specific issues to be considered on a site by site basis:**

- The wider setting and important views both into and out of the settlement will, where appropriate, be taken into account
- School playing fields
- Garden centres and plant nurseries
- Employment and leisure uses located on the edge of settlements will be considered according to their scale, functionality, visual and physical relationship to the settlement.
- Existing commitments for built development where development is underway and built out or substantially built out will be considered according to their scale and physical relationship with the settlement.



**APPENDIX 2****Settlement Boundary Review (SBR)**

**Responses received to the informal consultation with town and parish councils and NDP groups on initial drafting of revised settlement boundaries February – March 2020, the Council's response and other changes proposed**

<b>Settlement</b>	<b>Respondent</b>	<b>Parish/Town Council/NDP Response</b>	<b>Council response (2020) and other changes proposed</b>
Aldermaston	Aldermaston Parish Council	No comments	Expand boundary to include Aldermaston Primary School buildings and more of the grounds. Align boundary along edge closest to the settlement along Wasing Lane, Fishermans Lane and the A340. Expand boundary to include plot of land south of Maidas Way.
Aldermaston Wharf		No response received	Realign boundary to edge closest to settlement along Bath Road, Mill Lane and Bensonholme.
Aldworth		No response received	No existing boundary and no change proposed due to the need to continue to protect its small scale and informal nature.
Ashampstead		No response received	No existing boundary and no change proposed due to the need to continue to protect its small scale and informal nature.
Ashmore Green	Cold Ash Parish Council	No comments	Align boundary along edge closest to settlement along Ashmore Green Road. Expand boundary to include rear curtilages of properties along northern side of Stoney Lane. Expand boundary to include Apple Tree Cottage and its curtilage, Stoney Lane.
Beech Hill		No response received	No existing boundary and no change proposed due to the need to continue to protect its small scale and informal nature.
Beedon	Beedon Parish Council	No comments	No existing boundary but the nature of the existing development is of a close knit character and a boundary can be clearly drawn around it. New settlement boundary proposed to include built development at Beedon Primary School; curtilages of the development at Weston's; curtilages of the following properties along Beedon Hill - Walnut Tree Cottage, Halfacre, Lindern, La



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
			Fosca, Old School House, College Farm Cottage, 26, 27, 31, 33, 34, The New House, The Craft and Belle View.
Beenham		No response received	Expand boundary to include development at The Warings. Expand boundary to include the curtilage of The Old Vicarage and more of the curtilage of the Bungalow. Align boundary to edge closest to settlement along Clay Lane, Back Lane and Bourne Lane. Align boundary to remove path to the rear of Church View. Expand boundary to include the curtilage of The Six Bells.
Boxford		No response received	Align boundary to edge of road closest to settlement along School Lane. Include the buildings and more of the garden of Bridge Cottage and Havenmead. Include garden of Sunnybrae and Rosebank. Include main dwelling at Westridge, Westbrook. Include Pippin Cottage, Birch Cottage and Alder House. Re-align boundary to include more of the gardens of Westbrook Old Manor and Manor Barn. Expand boundary to include plot of land north of Laburnam Cottages, Westbrook for consultation.
Bradfield	Bradfield Parish Council	No comments	Align around built development at Claire Cottage. Align to edge closest to settlement along Ashampstead Road and Common Hill. Remove River Pang from boundary. Include Bradfield College Sports Centre and car park. Align around Armstrong House and Wilderness Cottage and include Faulkners, The House on the Hill and The Close. Include Crossways Cottage and Crossways. Include Bradfield College Science Centre, Library and History of Art buildings along Buscot Hill.
Bradfield Southend	Bradfield Parish Council	No comments	Expand to include the rear curtilages of 2, 3, 4 and 5 Ash Grove. Align boundary to include built development of Bradfield Primary School. Expand to include the rear curtilage of rear properties of The Lavendar House and Southfield House, Cock Lane. Reduce the boundary to align with the rear and side curtilages of properties along Southend Road. Expand boundary to include the proposed allocated site, land north of Southend Road (BRAD5). Realign boundary to more accurately reflect the allocated site off Stretton Close. Expand boundary to include the built development



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
			at the Montessori Nursery School and land to the south and adjoining Crackwillow, Cock Lane for consultation.
Brightwalton	Brightwalton Parish Council	No comments	Boundary enlarged to include the Village Hall, development at Butts Furlong, the Water Tower and development at Dunmore Meadow. Boundary enlarged to include parcel of land to the rear of Isbury, Northwood and Old Trees. Boundary enlarged to include whole of garden of Killybegs. Boundary enlarged to align from rear of Killybegs to Bricklewood.
Brightwalton Green	Brightwalton Parish Council	No comments	Boundary enlarged to include garden of Marron (Piece Cottage). Boundary redrawn along Holt Lane to align to the edge closest to the settlement. Enlarged to include gardens of Wheatland Cottage, Wilton House, Barn End House and more of garden of Green Farmhouse.
Brimpton	Brimpton Parish Council	<p>Brimpton Parish Council has reviewed the current Settlement Boundary and is not proposing any changes at present. Brimpton is categorised in the Settlement Hierarchy as one of the “smaller villages with settlement boundaries - suitable only for limited infill development subject to the character and form of the settlement”. The current Settlement Boundary encloses the main built-up area of the settlement; and, as required in WBC’s Settlement Boundary Criteria, “it protects the character of the settlement and prevents unrestricted growth into the countryside”.</p> <p>The detailed criteria provided by WBC preclude extending the Settlement Boundary further into the countryside.</p> <p>There is, however, one area within the built-up area that has hitherto been excluded from the Settlement Boundary. It is the parcel of land to the west of the Forge Stores (now a hairdresser) and running north between Brimpton Road and the drive to Hillcourt Lodge (see map). There may be a case for including</p>	Align to edge closest to settlement along Brimpton Road. Expand to include all of the rear curtilages of Enborne and North View, Wasing Road. Reduce boundary to align with curtilage of The Old Post Office, Brimpton Lane and exclude Hillcourt Lodge.



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
		<p>this area within the Settlement Boundary and permitting suitable housing to join up with the building line of the southern end of the existing houses (Manor View) to the north.</p> <p>But it is a very sensitive piece of land as it is in the centre of the village; viewed by many existing houses; opposite a piece of land on the other side of Brimpton Road that has been designated an "Important Open Space" and so planning permission there was denied; and potentially creating access problems on a busy road. So any proposed new housing must address these points as well as meeting the call of the Brimpton Parish Plan 2019 for small houses which are affordable for first time buyers or retired down-sizers.</p> <p>Brimpton Parish Council, therefore, does not feel able to propose including this area in the Settlement Boundary until it has consulted widely with the community as well as the landowner to discover whether a suitable housing development could be achieved.</p> <p>Brimpton Parish Council recognises that its response will not meet the deadline for the current review of the Settlement Boundary; but it hopes that, if a suitable housing development can be agreed with both the landowner and the parish, this response will be taken into account when any planning application is considered.</p>	
Bucklebury	Bucklebury Parish Council	No changes	No existing boundary and no change proposed due to the need to continue to protect its small scale and informal nature
Burghfield	Burghfield Parish Council	The settlement along the Theale Road should not be part of the Burghfield Village Settlement because it is not sustainable and has no facilities - similar to Burghfield Mill which is not part of Burghfield Bridge Settlement. The settlement boundary should be	Boundary redrawn along Theale Road to align to the edge closest to the settlement. Boundary enlarged to include buildings and align with rear boundary of Burghfield St Mary's Primary School. Boundary enlarged to align with curtilage of The Plat along Theale Road. Boundary reduced to more accurately align with curtilage of



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
		extended and stop at the 30/40 mph speed limit signs along the Theale Road.	Meadowbank and Broadlands, Theale Road. Boundary enlarged to align with curtilage of Hatch End, The Hatch. Boundary expanded slightly at Greenfields, Church Lane
Burghfield Bridge	Burghfield Parish Council	The settlement boundary should not cut through the middle of the Cuning Man public house but include it totally. The settlement should include the HELAA BUR3 site which will be recommended for development in the forthcoming Burghfield NDP.	Boundary enlarged to include the whole of the Cuning Man Pub and car park. Boundary redrawn along Burghfield Road to align to the edge closest to the settlement. Expand to include the whole of the rear curtilages of South Lodge and New Lodge, Burghfield Road.
Burghfield Common	Burghfield Parish Council	i) The settlement should include the new Burghfield Park development. ii) The settlement should include the HELAA BUR11 site which will be recommended for development in the forthcoming Burghfield NDP	Align the boundary to the edge closest to the settlement along Man's Hill, Clayhill Road and Hollybush Lane. Expand boundary to include existing built development at Great Auclum Place. Expand boundary to include existing built development at Firlands, Hollybush Lane. Expand boundary to include Crofters Cottage and development along Oakley Drive. Align to residential curtilages along Burghfield Brook and features around The Hollies.
Calcot		No response received	Boundary enlarged to include all of the curtilages of 15 Torcross Grove, The New House, Hawkesbury Drive, and 59 Hawkesbury Drive. Boundary enlarged to include land adjacent to 67 Sweet Briar Drive and land adjacent to 24 Willow Tree Glade.
Chieveley	Chieveley Parish Council	The settlement boundaries were reviewed for the Housing Site Allocations Development Plan Document adopted in May 2017. Nothing's changed since then. The settlement boundaries for Chieveley and Curridge seem appropriate the Parish Council is unaware of any compelling need to change them. Oare should remain outside of any settlement boundary.	Expand boundary to include the proposed allocated site CHI23. Align boundary with edge closest to settlement along School Road, Manor Lane, Northfields, Downend Lane and High Street. Align to curtilages of 11, 12 and 14 Middle Farm Close.
Chaddleworth		No response received	No existing boundary but the nature of the existing development is of a close knit character and a boundary can be clearly drawn around it. New settlement boundary proposed to include development at Nodmore, Chaddleworth St. Andrews Primary School and School House, School Hill. Also, development at St.



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
			Andrew's Close, Glebe Fields, Long Row and properties along Main Street.
Chapel Row	Bucklebury Parish Council	No changes	No existing boundary and no changes proposed.
Cold Ash	Cold Ash Parish Council	No comments	Align boundary to edge closest to settlement along Bucklebury Alley, Fishers Lane, Cold Ash Hill, track from The Ridge to Westrop Farm, track north of St Gabriel's Farm joining The Ridge and Collaroy Road and track to Poplars Farm behind Strouds Meadow. Expand boundary to include Woodlands Cottage, Beggar's Folly and Ridge End Barn, The Ridge. Expand the boundary to include all of the curtilages of 3 and 4 Vicarage Lane. Expand the boundary to include more of the curtilages of Meadowside and Long Meadow House, Spring Lane and 3 The Old Bakery, Cold Ash Hill. Expand boundary to include whole of curtilage of The Granary and 30 Hatchgate Close. Expand boundary to include more of the curtilage of The Old Pumphouse, Ashmore Green Road. Expand boundary to include more of the curtilage of Gorse Cottage and Bluebell House, Hermitage Road. Expand boundary to include the properties of Pontcums and Avoca, Fishers Lane and Crossways and Rosedene, Hermitage Road
Compton	Compton Parish Council	Compton Parish Council has reviewed the current settlement boundary for Compton. The Council resolved that no further changes to the settlement boundary should be made. The recent changes to the settlement boundary to incorporate the former site of the Pirbright Institute is believed to be adequate provision for the development required within Compton at this time.	Align to edge closet to settlement along Wallington Road, School Road and track south of Old Station Business Park. Expand and align boundary around Hockham House. Include whole curtilages of 1 and 2 Hamilton Bungalows and whole curtilages of 1 and 2 Hamilton Cottages. Expand and align boundary around built development at Hamilton Stables. Expand and align boundary around Compton Primary School. Include whole curtilages of 1 and 2 Roden Cottages.
Curridge	Chieveley Parish Council	The settlement boundaries were reviewed for the Housing Site Allocations Development Plan Document adopted in May 2017. Nothing's changed since then. The settlement boundaries for Chieveley	Expand to include residential curtilages of Wootcote, Wychwood, Old Heather Pine. Expand to include Cattery buildings. Align boundary to 6 Crabtree Lane. Align boundary along edge closest to settlement along Chapel Lane, Curridge Road, Sandy Lane



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
		and Curridge seem appropriate the Parish Council is unaware of any compelling need to change them. Oare should remain outside of any settlement boundary.	and Red Shute Hill. Expand to include Rose Lyne and main dwelling at Lyndhurst along Long Lane.
Donnington	Shaw cum Donnington Parish Council	No comments	Align boundary to edge closest to settlement along Wantage Road, Oxford Road, Love Lane and Shop Lane. Reduce boundary around main dwelling of Ashley, Castle Lane. Expand boundary around curtilage of Meadowcroft, Castle Lane.
Eastbury	Lambourn Parish Council	Residents who responded divided over this, some wanting a more rational boundary but others, mindful/wary of the consequences of expanding the settlement boundary, want it to remain unchanged. This will need further discussion and is an issue which the emerging NDP can address.	No changes proposed. To be addressed through the NDP.
East Garston	East Garston Parish Council	Councillors like the existing boundaries and propose no amendments.	Opportunity to make some minor changes to incorporate some existing built development which clearly relates to the main settlement area. Boundary enlarged to include the rear gardens of the following properties along Front Street - Chantry Cottage, Twixt Cottage, Ivy Cottage, Highbury and Melvaig. Boundary enlarged to include the whole of the dwelling curtilage of Dingle Dock. Boundary enlarged to include the Village Hall. Boundary enlarged to include the whole of the gardens of 9, 11, 12 and 14 College Way. Boundary enlarged to include the rear curtilages of 13-16 Humphrey's Lane. Boundary redrawn along Humphrey's Lane, Newbury Road, Roger's Lane, Back Street and Front Street to align to the edge closest to the settlement. Boundary enlarged to include the residential curtilage of Whye along Back Street. Boundary aligned to include The Old Stable building along Front Street. Boundary aligned to the curtilage of Little Croft and part of rear garden of East Garston House removed from within the boundary.
East Ilsley	East Ilsley Parish Council	We do not wish to make any changes to the Parish Settlement Boundary	Include curtilages of 1 and 2 Narborough Cottages along Fidlers Lane. Include the curtilage of West End House, The Smithy, the



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
			residential development at Orchard Courtyard, residential and commercial development at Sheepdown. Realign boundary alongside road closest to settlement at High Street, Haydon Lane and Abingdon Road. Align with the curtilage of Manresa, Compton Road. Reduce boundary to align to rear of Camusfearna, Hillside and Ridgebank, Abingdon Road. Align to include curtilages of 1 and 3 The Gallops. Expand to include the curtilage of Old Post Office Cottage. Expand around curtilages of properties at Ridgeway View. Expand to include rear curtilages of Church Hill House, Church Hill Stables, Sheep Drove House. Align boundary to curtilage of Hildesley Court.
Eddington		No response received	Boundary expanded to include the curtilage of 4 Bath Road.
Enborne Row	Enborne Parish Council	The Parish Council would support including Knowle Gardens, highlighted in red to the west and Spring Gardens also highlighted in red but to the east in the Enborne Row settlement boundary. However, we would vigorously oppose the inclusion of any of the areas between the Newbury/Wash Common settlement boundaries, shaded in yellow being included. Please note, the wooded enclosure labelled Poplars End to the north of Enborne Row and the field to the east of Spring Gardens must remain outside the settlement area.	Expand boundary to include development at Knoll Gardens and Spring Gardens. Include all of curtilages of Woodfield Close, Greenoaks, Barnhey and Bridge House
	Newbury Town Council	Newbury Town Council thanks you for the opportunity to respond to this matter. It was considered by our Planning and Highways Committee, who set up a small working Group to look at it in more detail, before the Committee finally agreed its response last evening. The meeting discussed potential changes to the Newbury Settlement Boundary and our recommendations are marked as shaded areas on the accompanying maps (The current Settlement Boundary being shown in black.) <i>(not included here)</i> .	Expand boundary to include development at Knoll Gardens and Spring Gardens. Include all of curtilages of Woodfield Close, Greenoaks, Barnhey and Bridge House



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Englefield		No response received	No existing boundary and no change proposed. The informal nature of Englefield and the strong relationship it has as part of the wider rural landscape means that the introduction of a boundary is still not considered the best way forward.
Fawley		No response received	No existing boundary and no change proposed due to the need to continue to protect its small scale and informal nature
Frilsham		No response received	No existing boundary and no change proposed due to the need to continue to protect its small scale and informal nature
Great Shefford	Great Shefford Parish Council	No comments	Align the boundary to the edge closest to the settlement along Wantage Road and Church Street; exclude the track adjacent to the Recreation Ground and to the rear of 41-51 The Mead; exclude the track off the Wantage Road adjacent to Spring Meadows; include the curtilages of 43, 45, 47 and 49 Spring Meadows; include curtilages of Elizabeth House and Highdown View, Church Street; align boundary to curtilage of St Mary's Church. Amend boundary to exclude more of garden of Great Shefford House. Expand boundary to include the proposed allocated site off Spring Meadows.
Hampstead Norreys	Hampstead Norreys Parish Council	2 large areas to the south of the village are proposed by the PC but with no explanation - one to include Five Ways and the other....	Expand boundary to include development at Folly View and extend boundary across to join the curtilage of The Pheasants, thus including Red Cottage and the adjacent plot of land. Expand boundary to include the curtilage of Littens, St Mary's Church, 1 and 2 Manor Cottages and some of the built development at Manor Farm. Align boundary to the curtilage of The White Hart and to the front curtilage of Hillside, Forge Hill. Align boundary to include the curtilage of The Old Smithy and the main dwelling of Springbank
Hermitage		No response received	Boundary enlarged to include residential curtilages of Torcove, Springdale, 1 and 2 Oare View along Hampstead Norreys Road. Boundary aligned to edge closest to settlement along Hampstead



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
			Norreys Road. Boundary enlarged to include curtilages of Roebuck and Woodview, Hampstead Norreys Road.
Hungerford	Hungerford Town Council	With regard to the settlement boundary review, I have attached a document showing a proposed amendment to the settlement boundary. HTC would like to propose the boundary should follow the approved plans for the new development at Land South of Priory Road (planning application number 16/03061/OUTMAJ) and that the boundary should to up to the road.	Realign boundary to more accurately reflect the developable area of the allocated site south of Priory Road. Expand boundary to the south of John O'Gaunt School around the tennis courts. Expand the boundary to align with the residential curtilage of the development at Lindley Lodge and Redwood House.
Inkpen		No response received	No existing boundary and no change proposed due to the need to continue to protect its small scale and informal nature
Kintbury	Kintbury Parish Council	The Council has no proposals for changes to the Settlement Boundary but accepts the change made by WBC to include the current new development in Laylands Green.	Boundary enlarged to include part of the residential curtilage of Haworth House along Wallingtons Road. Boundary enlarged to include the residential curtilage of 5 Wallingtons Road. Boundary altered to align with edge closest to settlement along part of Inglewood Road. Boundary altered to align with edge closest to settlement along part of Newbury Road. Boundary altered to align with edge closest to settlement along part of Inglewood Road. Boundary altered to align with edge closest to settlement along part of High Street. Boundary enlarged to include the residential curtilages of The Garden Cottage and Thane, Templeton Road, and 56 High Street. Boundary realigned around the built development at the Bowling Club. Snapped to features at HSA DPD allocated site (Policy HSA26) along Laylands Green. Expand boundary to include the proposed allocated site off The Haven (KIN6). Remove the Kennet and Avon Canal from the boundary
Lambourn	Lambourn Parish Council	Lambourn: leave as it is <i>[to be addressed in the NDP]</i>	No changes proposed. To be addressed through the NDP as with other settlements in the parish of Lambourn.
Leckhampstead	Leckhampstead Parish Council	No comments	Align boundary along The Green and Shop Lane to the edge closest to the settlement. Enlarge the boundary to include the whole of the curtilage of Sarnia House and part of the curtilage of Bow River House to join the existing boundary at Redwings.



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
			Enlarge and align the boundary to the residential curtilages of Mounthay and The Mount. Include the annexe at Lane End. Along Shop lane align to rear curtilages of Kestrels, Camomile, The Hardway, Mostyn and April Cottage. Add more of the rear garden of Woodpeckers to join the existing boundary around Franquin.
Lower Basildon	Basildon Parish Council	No comments	Realign boundary along A329 to edge closest to the settlement. Snap to curtilages at 12 Stonehouse, Rosebank, Reading Road and Berins Ridge, Reading Road. Include the whole of the curtilage of Grey Kite House.
Midgham	Midgham Parish Council	No comments	No existing boundary and no change proposed due to the need to continue to protect its small scale and informal nature
Mortimer	Stratfield Mortimer Parish Council	<p>The parish of Stratfield Mortimer contains one settlement boundary. This encompasses the main built area at the west of the parish. It is referred to by WBC and in the Stratfield Mortimer Neighbourhood Development Plan (2017) Policy RS1 as the Mortimer Settlement Boundary. SMPC requests one change to this boundary as detailed below.</p> <p>The NDP Policy RS1 changed the settlement boundary to include the allocated development at MOR006. The southern side of the boundary change was drawn approximately from west to east, parallel to the southern edge of the site, to indicate where the built environment would end and the new public open space would begin (indicated on Map 1). The exact line that boundary would take could not be defined at that time as it was dependant on the developer obtaining planning permission for the development. The text accompanying the policy states that “the extension of the settlement boundary has been drawn tightly into the allocated development for the provision of up to 110 new homes”. Now that the developer has been granted outline planning permission for the whole</p>	Align boundary to residential curtilages of 11, 12, 14, 15, 16, and 17 Damson Drive. Align boundary to edge closest to settlement along The Street, The Avenue, Stephens Firs, Reading Road, West End Road, Turks Lane, Drury Lane, Windmill Road and Hammonds Heath. Expand boundary to align with rear gardens of 46, 48 and 50 The Avenue. Realign boundary to exclude non developable area of the allocated development at MOR6.



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
		<p>development it is possible to properly define the southern boundary between development and the new public open space; this change is shown on Map 2.</p> <p>The whole of the Mortimer settlement boundary has been considered in terms of the 'Revised Boundary Review Criteria'. The rest of the current boundary is completely in line with these criteria and therefore the response of SMPC is that no changes to the boundary, apart from that for MOR006 are required or appropriate.</p> <p>The WBC Review of settlement boundaries suggests that a new, additional settlement boundary could be created in the area including the station, St. Mary's School and up The Street as far as the entrance to Mortimer Hall. They refer to this as the Stratfield Mortimer Settlement Boundary. SMPC does not wish to create a new settlement boundary in this area at this time; reasoning for this is given below.</p> <p>The suggestion by WBC of the creation of a new settlement boundary in the Mortimer Hall to station area is accompanied by some criteria to consider:</p> <ul style="list-style-type: none"> <li>• Has there in fact been already been recent development in this area although outside the settlement boundary? No</li> <li>• Does it include any sites allocated in Local Plan or NDP? No</li> <li>• Does it have a close knit physical character? No - from entrance to Mortimer Hall to Pitfield Lane all the development is on the north side of the Street, from Pitfield Lane to St Mary's Church entrance it is all on the south side and then reverts to north side from there. Any boundary drawn around the current</li> </ul>	



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
		<p>developed land would not have a close knit character.</p> <ul style="list-style-type: none"> <li>• Does it contain recreational open space surrounded by the settlement or adjoined on 3 sides? No</li> <li>• Does it contain community facilities which are physically and visually related to the settlement? It does contain the station, St. Mary's School and St. Mary's Church but the station and church are not physically and visually related to the settlement. More importantly than these the NDP includes the following statements based on significant public consultation and high levels of engagement: 5.3 Strategy... "Provide new developments close to the centre of the village (near St John's Church) to encourage walking and cycling" "Minimise extension to the existing Settlement Boundary and dis-allow further ribbon-style developments, thereby maintaining a compact village." "Maintain the rural approaches to the village".</li> </ul> <p>Thus, on both the physical and geographical factors and NDP policies, the SMPC response is that WBC's existing approach to the settlement of Stratfield Mortimer is still appropriate and it rejects the suggestion of a new settlement boundary in that area. In addition, SMPC point out that the area covered by the Stratfield Mortimer NDP is the whole of the Parish of Stratfield Mortimer. The public were consulted and voted in a referendum to accept the NDP. Any additional settlement boundary in the Parish would be a major change to the NDP requiring extensive public consultation, an external examiner and almost certainly a referendum.</p>	
Newbury	Newbury Town Council	Speen - We understand that the site between the A34 and Station Road, Speen is a potential site for development. However, we consider that the	Amend the existing boundary to correctly identify the site allocated under Policy HSA2 land off Bath Road, Speen.



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
		<p>settlement boundary, as currently pictured, is incorrect and should be adjusted in line with the diagram at Annex A (<i>not included here</i>). Newbury Town Council thanks you for the opportunity to respond to this matter. It was considered by our Planning and Highways Committee, who set up a small working Group to look at it in more detail, before the Committee finally agreed its response last evening.</p> <p>The meeting discussed potential changes to the Newbury Settlement Boundary and our recommendations are marked as shaded areas on the accompanying maps. (The current Settlement Boundary being shown in black.) (Coley Farm, Enborne Row (see above), North Newbury and Greenham)</p> <p>During the discussion, it became apparent that the Newbury Town Centre Settlement Boundary allows for very little further development within the existing boundary. The extensive new housing developments will be in areas to the north of Newbury, some areas to the east and also to the south at Sandleford.</p> <p>Consequently, no CIL funding would be payable to Newbury Town Council from these developments and yet all the new residents moving into these areas will be using Newbury Town facilities and regard themselves as Newbury residents.</p> <p>It was felt that there are 2 ways to address this problem:</p> <p>a. To initiate a Community Governance Review that, if voted for by residents, would allow for changes in the Parish Boundaries, thereby allowing scope for CIL monies to come into Newbury, to fund increased facilities needed within Newbury Town arising from the proposed developments, or</p>	<p>Expand boundary to include the permitted development allowed at North Newbury but retain the separation between Newbury and Donnington.</p> <p>Amend the boundary to more accurately reflect approved and built development at Greenham.</p> <p>Matters relating to CIL are noted but lie outside the scope of the SBR.</p> <p>Other changes - Align boundary to edge closest to settlement along Love Lane, Shaw Farm Road, Manor Lane, Fir Tree Lane, Hambridge Road, Racecourse Road, Haysoms Drive, Pinchington Lane, Pidgeons Farm Road, A339, Bell Hill, Enborne Street, Essex Street, Oaken Grove, Fifth Road, Old Bath Road, Lambourn Road, Grove Road, Oxford Road.</p> <p>Include land to the rear of 68-70 Pear Tree Lan. Include built development at The Firs. Amend to include rear curtilages at Teeton Mill Place. Amend to more accurately reflect features on the ground around the development at Newbury Racecourse.</p> <p>Align to residential curtilages behind Starting gates and The Baxendales. Align to residential curtilages of 6, 8, 10 Rosyth Gardens and properties along Lamtarra Way. Align to the residential curtilages of Pinchington Lodge, Well Green, Heathgate, Woodpecker Cottage Pinchington Lane. Align to residential curtilages of properties in Young Crescent, Pidgeons Farm Road, Capability Way, Sandleford Lodge Park, Deadmans Lane, Jasmine, 5 &amp; 6 Smallridge, 3 &amp; 4 Badgers Rise, Enborne Gate, Croft lane, Church Lane, Dene Way and Coach House Mews Donnington Park.</p> <p>Exclude car park on Burys Bank Road. Amend to reflect built development around Mary Hare School, Greenham.</p> <p>Minor amendments around Sandleford Park allocated site to reflect base mapping. Amend boundary around built development at John Rankin Primary School. Reduce boundary to exclude River Kennet and align around Boat House, West Mills. Expand boundary to include residential dwelling at 1 Kimber Drive. Align around built development at Newbury Judo Club.</p>



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
		b. That the District Council allocates a reasonable proportion of the CIL collected by them (85% net) to Newbury Town Council, to enable us to provide/ improve community facilities for the new residents.	
Pangbourne	Pangbourne Parish Council	Pangbourne Parish Council has NO DESIRE TO AMEND any aspect of the existing settlement boundary and would wish to see NO CHANGE. Further the Parish Council intends to resist and object to any developments that are proposed outside of the boundary.	Align boundary to edge closest to settlement along Pangbourne Hill, Whitchurch Road, Bere Court Road and Green Lane. Other very minor changes to 'tidy up' and more accurately reflect existing features on the ground. Reduce boundary to align to residential curtilages along Cedar Drive and Sheffield Close.
Peasemore	Peasemore Parish Council	Having reviewed the existing Peasemore Settlement Boundary we do not consider that any amendment is required.	Expand to include the whole of the main dwelling at Rye Cottage and The Old Post Office. Align to the edge of the road closest to the settlement along Prince's Lane and Hailey's Lane.
Purley on Thames		No response received	Align boundary to edge closest to settlement along Mapledurham Drive and part of Purley Village. Remove part of curtilage of Roebuck Ferry Cottage to align with the District boundary. Snap to features along parts of Beech Road and Westbury Lane. Add whole curtilages of 24 Winingham Way, Ivy Cottage, Purley Village and 1 and 2 Jasmine Cottages, Purley Village.
Shefford Woodlands		No response received	No existing boundary and no change proposed due to the need to continue to protect its small scale and informal nature.
Stanford Dingley		No response received	No existing boundary and no change proposed due to the need to continue to protect its small scale and informal nature.
Stockcross	Stockcross Parish Council	This boundary is acceptable, as it includes the core built up areas of the village, and a number of potential infill sites, whilst excluding significant areas such as the church, listed cottages and recreation ground etc.	Boundary enlarged to include the car park at Sutton Hall. Boundary altered to align with edge closest to settlement along part of Glebe Lane and Church Road. Boundary altered to align with the residential curtilage of 21 Chapel Road. Boundary altered to align with the edge of the garage at 3 Wickham Road. Boundary aligned to edge closest to settlement along tracks adjacent to Woodend, Ermin Street and track adjacent to 38 Ermin Street. Boundary expanded to include whole of curtilage of



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
			Stockcross Primary School. Boundary expanded to include land to the rear of 38-47 Ermin Street.
Stratfield Mortimer		No response received	No existing boundary and no change proposed due to the need to continue to protect its small scale and informal nature.
Streatley	Streatley Parish Council	<p>Streatley Parish Council is satisfied with the current Settlement Boundary and sees no reason or justification for it to be amended. When the Parish Plan was adopted in 2006 and refreshed in 2016, over 80% of the local residents who took part in the survey agreed that the current Settlement Boundary should remain unchanged.</p> <p>Streatley has a unique setting in the landscape, lying in the North Wessex Downs AONB and abutting the Chilterns AONB. It is on the crossroads of two national trails, the Ridgeway and the Thames Path, and is overlooked by National Trust land (The Holies) and two areas of SSSI (Lardon Chase and the National Trust land on the south side of Streatley Hill). There are outstanding views into and across the Goring Gap and the village has unique chalk grasslands. The countryside comes down into the centre of the village where there is charity-owned land (Streatley Meadows) alongside High Street; when the National Grid electricity network passed through the village the cables were put underground in order to protect the local environment and setting of the village.</p>	Align to edge closest to settlement along Streatley Hill, High Street and Vicarage Lane. Include curtilages of Applegarth and Upcot, Wantage Road. Amend slightly to include driveway of Townsend House, Wallingford Road. Align to curtilage of Pensylva, The Coombe. Align to built development at The Swan and remove part of car park. Align to curtilage and boundary of Conservation Area at West Streatley House. Align to include built development at Fern Cottage, High Street.
Tadley/Pamber Heath	Aldermaston Parish Council	No comments	Boundary redrawn along lane adjacent to Falcon Fields to align to the edge closest to the settlement.
Thatcham		No response received	Expand boundary to include North East Thatcham strategic site. Align to edge closest to settlement along Lower Way, Lawrences Lane, Cold Ash Hill, Heath Lane. Bowling Green Road Bath Road and Station Road. Align to residential curtilages at Southend.



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
			Realign around HSA5, land at Lower Way. Remove track to the south east of HSA5. Align to railway line to the south.
Theale	Theale Parish Council	No comments	Expand boundary to include allocated sites THE1 and THE7. Expand the boundary to include Theale Medical Centre. Align the boundary to the edge closest to the settlement along Englefield Road, High Street and Deadman's Lane.
Tidmarsh	Tidmarsh with Sulham Parish Council	Proposing 3 changes - 1st to redraw along river, 2nd to include an area along Tidmarsh Lane and 3rd to include small area to south	Align boundary to edge closest to the settlement along Manor Farm Lane, Tidmarsh Lane, The Street and Mill Lane. Exclude the River Pang. Include built development at Tidmarsh Grange, The Street. Include curtilages at Tidmarsh Barns and Barn Cottage, and built development at Meadowbank and Tidmarsh House, Tidmarsh Lane. Align to include curtilage of Stile End, Manor Farm Lane. Align to include more of rear garden of Brooklands, The Street. Align around built development at Shelton Farm, Mill Lane.
Tilehurst	Tilehurst Parish Council	Tilehurst PC - Members of Tilehurst Parish Council have reviewed the current boundary and it seems to meet all the criteria laid out in the guidance notes. We have no suggestions for changes and believe the current boundary serves a valuable purpose. This Council would resist any suggestions to "straighten out the kinks" in the boundary as we believe its current course particularly meets the requirement - "... help to soften, screen existing development and form a boundary to the settlement". The current course of the boundary softens the transition from developed to green land in an organic way. Straightening out the boundary would instead create a harsh and jarring development perimeter.	Remove Barefoots Copse from inside boundary and align to curtilages of 9 and 7 Backthorn Close and 8, 10, 12, 14, 16, 20, 22 and 24 Vicarage Wood Way. Align boundary along Little Heath Road to edge closest to settlement. Align boundary to curtilages of 64, 62, 60, 58, 56, 54, 32, 30, 24, 22, 8, 6 and 4 Meadowside. Expand boundary to include whole curtilages of 31, 33, 35, 37, 39 and 41 Conier Drive and 30 Barbara's Meadow. Snap to features around Greenfield House, Calcot Centre, Seventh Avenue and Tenth Avenue. Align boundary along part of Long Lane to edge closest to settlement.
Ufton Nervet	Ufton Nervet Parish Council	Proposed two new boundaries around the existing built development	No existing boundary and no change proposed. The linear and informal nature of much of Ufton Nervet and the strong relationship it has as part of the wider rural landscape means that



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
			the introduction of boundaries are still not considered the best way forward.
Upper Basildon	Basildon Parish Council	No comments	Remove farmland to east of Spring Close. Align to edge closest to settlement along Pangbourne Road, Blandys Lane and Ashampstead Road. Align to curtilage of Plum Tree Cottage, Pangbourne Road. Include curtilages of farriers, Cordwainers, Swifts, Honeypot House and more of rear garden of The Beehive. Expand to include the curtilage of The Little Paddocks. Align around buildings at Collins Farm. Align around curtilage of Walnut Tree Cottage. Align to built development at The Creat, Aldworth Road. Include whole of curtilage of Little Slade, Aldworth Road.
Upper Bucklebury	Bucklebury Parish Council	BPC agrees that there should be no settlement boundary around any of the settlements in Bucklebury Parish with the exception of Upper Bucklebury. After some debate about the meadows and the fields to the north of 12 to 30 Broad Lane (including the field belonging to the pub) that they should not be within the settlement boundary.	Align boundary with the edge closest to the settlement along Burdens Heath, Broad Lane and Harts Hill Road. Align to curtilage of Heath End House and Wyndyridge, Burdens Heath. Align to the curtilages of Hillside House, Patchways and Boynton House along Harts Hill Road. Align to curtilages of 8, 10 and 10a Broad Lane. Remove fields to the north of 12 to 30 Broad Lane and woodland to rear of 14 and 15 Mortons Lane. Align to front curtilages of 15 and 16 Mortons Lane.
Upper Lambourn	Lambourn Parish Council	This settlement does not have an existing settlement boundary. Only a small sample of residents responded and, whilst they agreed (if there was to be a boundary) on its approximate outline, further discussion with a much wider group of residents is required if the community is to understand the implications of having a boundary. This is an issue which the emerging NDP can address.	No changes proposed. To be addressed through the NDP.
West Ilsley		No response received	Re-align boundary around built development at Hunter Ride, The Maltings. Add more of the garden of Bakery Mews and Paddock View, Main Street. Align boundary to edge of road closest to settlement along Main Street. Re-align boundary to include the whole of the curtilage of Flint House, Sarsen House and more of the garden of The Old Rectory.



Settlement	Respondent	Parish/Town Council/NDP Response	Council response (2020) and other changes proposed
West Woodhay		No response received	No existing boundary and no change proposed due to the need to continue to protect its small scale and informal nature
Wickham		No response received	Boundary enlarged to include more of the residential curtilage at The Old Barn along Baydon Road. Boundary altered to reflect existing development on land adjacent to The Five Bells and the playing field. Boundary altered to align with the residential curtilage at 12 White Gates. Boundary enlarged to include the curtilage of Moselwood along Baydon Road. Boundary enlarged to include the plot of land to the rear of Cedar House and The Lythe, the residential curtilages of 1 and 2 Rectory Cottages and land to the rear of Church Hill Cottage. Remove track to rear of properties along Mant Close. Align boundary to the edge closest to the settlement along Welford Road.
Woolhampton	Woolhampton Parish Council	No comments	Align boundary with edge closest the settlement along New Road Hill, Woolhampton Hill and Station Road. Align boundary around Woohampton Village Hall and exclude the play area. Expand the boundary to include the proposed allocated site at land north of A\$ Bath Road (MID4). Expand the boundary to include the curtilage of Southfield House and Hawkes House along Bath Road.
Worlds End		No response received	No existing boundary and no change proposed due to the need to continue to protect its small scale and informal nature
Yattendon	Yattendon Parish Council	Yattendon Parish Council has carried out a review of the settlement boundary, as requested by West Berkshire Council. The Council resolved not to suggest any changes to the settlement boundary for Yattendon. The Council believe the settlement boundary encapsulates the main “built-up” area of the village and there is no plausible rationale for extending beyond the current boundary. The Council also resolved that they did not think it would be in the best interests of Burnt Hill for a new settlement boundary to be introduced.	Align to edge closest to settlement along Church lane and Everington Lane. Expand to include built development at Manor House Cottage and more of garden of The Manor House. Expand to include the whole of the curtilage of Butlers Church Corner and Isaacs, Yattendon Lane. Expand to include the school buildings.



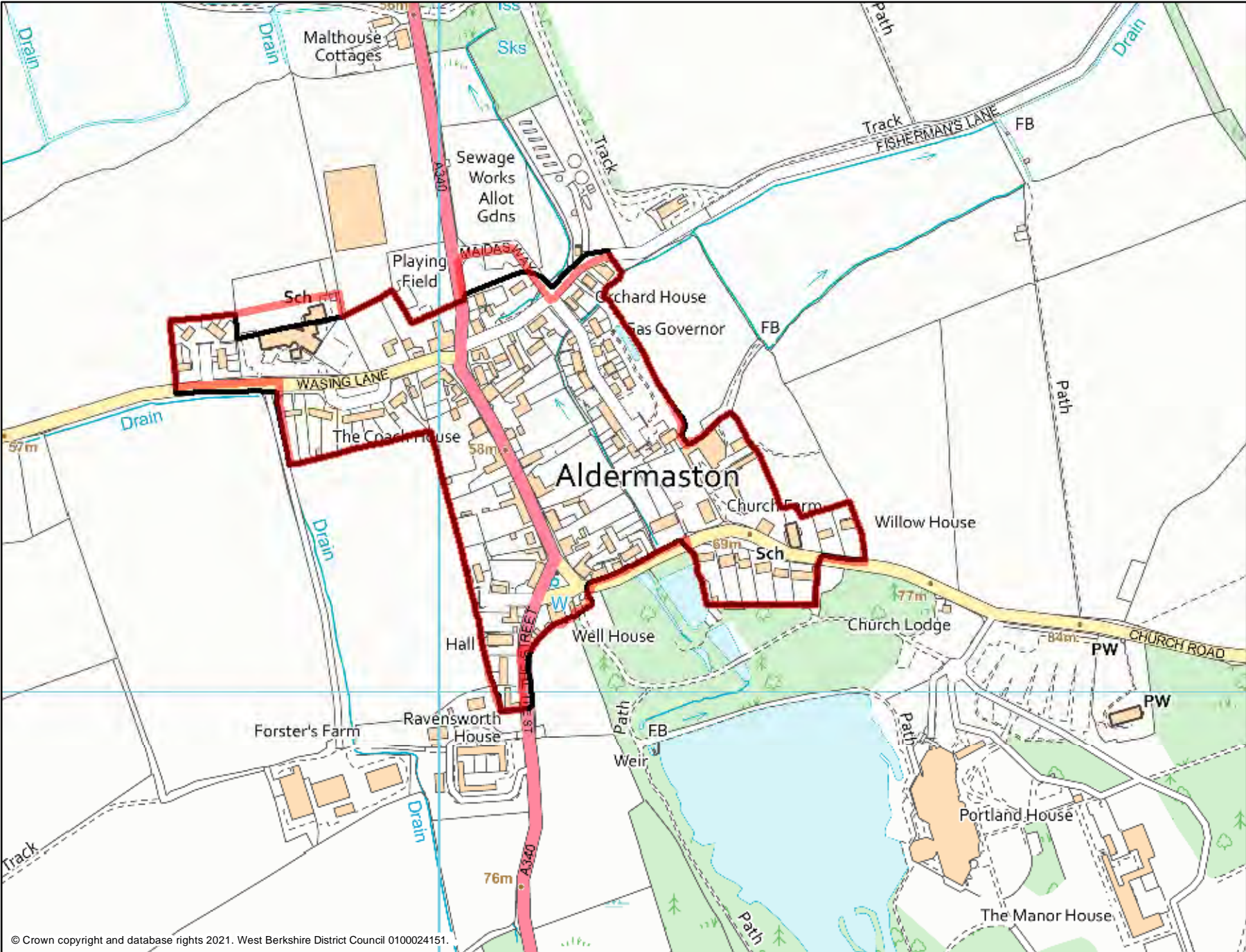
## Settlement Boundary Review

**Maps showing existing and proposed settlement boundaries for  
consultation with parish/town councils and NDP groups  
March 2021**

Map no	Settlement
1	Aldermaston
2	Aldermaston Wharf
3	Ashmore Green
4	Beedon
5	Beenham
6	Boxford
7	Bradfield
8	Bradfield Southend
9	Brightwalton
10	Brightwalton Green
11	Brimpton
12	Burghfield
13	Burghfield Bridge
14	Burghfield Common
15	Calcot
16	Chaddleworth
17	Chieveley
18	Cold Ash
19	Compton
20	Curridge
21	Donnington
22	East Garston
23	East Ilsley
24	Eddington
25	Enborne Row
26	Great Shefford
27	Hampstead Norreys
28	Hermitage

29	Hungerford
30	Kintbury
31	Leckhampstead
32	Lower Basildon
33	Mortimer
34	Newbury - north east
35	Newbury - south east
36	Newbury - south
37	Newbury - west
38	Newbury - north west
39	Pangbourne
40	Peasemore
41	Purley on Thames
42	Stockcross
43	Streatley
44	Tadley
45	Thatcham - north
46	Thatcham - east
47	Thatcham - south
48	Thatcham - west
49	Theale
50	Tidmarsh
51	Tilehurst
52	Upper Basildon
53	Upper Bucklebury
54	West Ilsley
55	Wickham
56	Woolhampton
57	Yattendon







Legend

**Emerging Draft  
West Berkshire Local  
Plan Review to 2037**

**Consultation with  
town/parish councils  
and  
neighbourhood planning  
groups - March 2021**

-  Proposed new settlement boundary
-  Existing settlement boundary

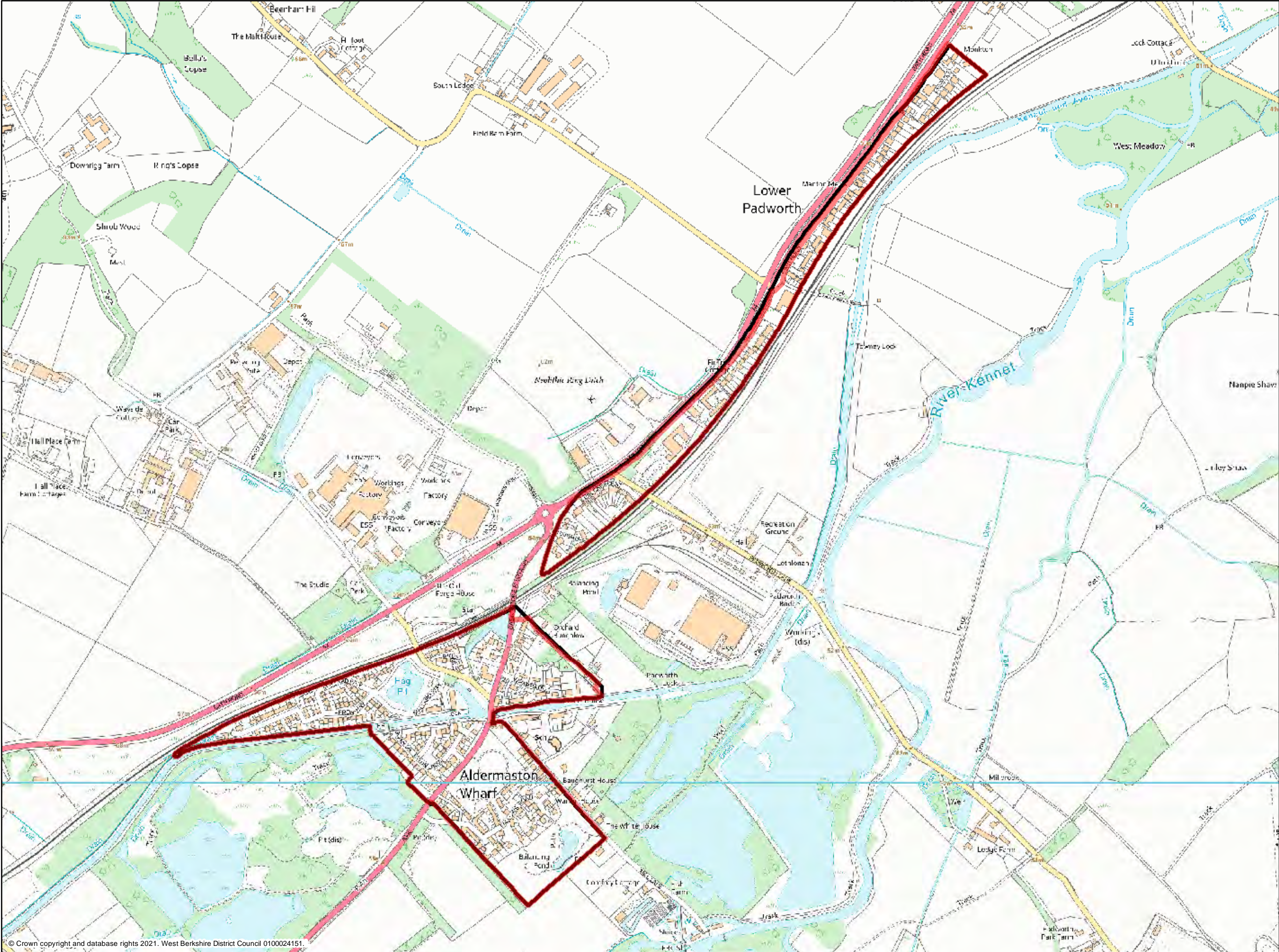
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- Proposed new  
settlement  
boundary
- Existing  
settlement  
boundary

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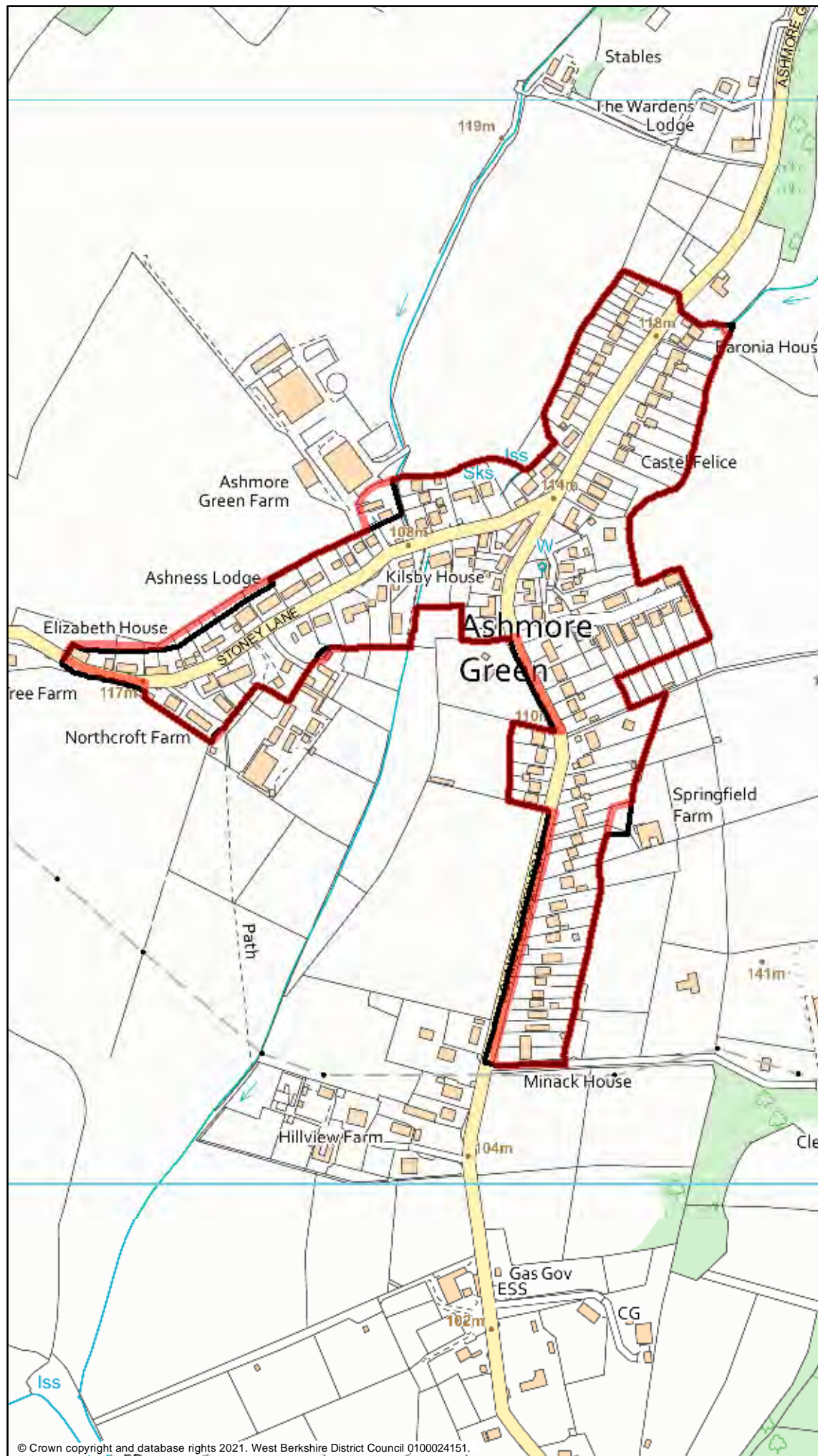
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# Settlement Boundary Review - Ashmore Green




## Legend

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and  
neighbourhood planning  
groups - March 2021**

 Proposed new  
settlement  
boundary

 Existing  
settlement  
boundary

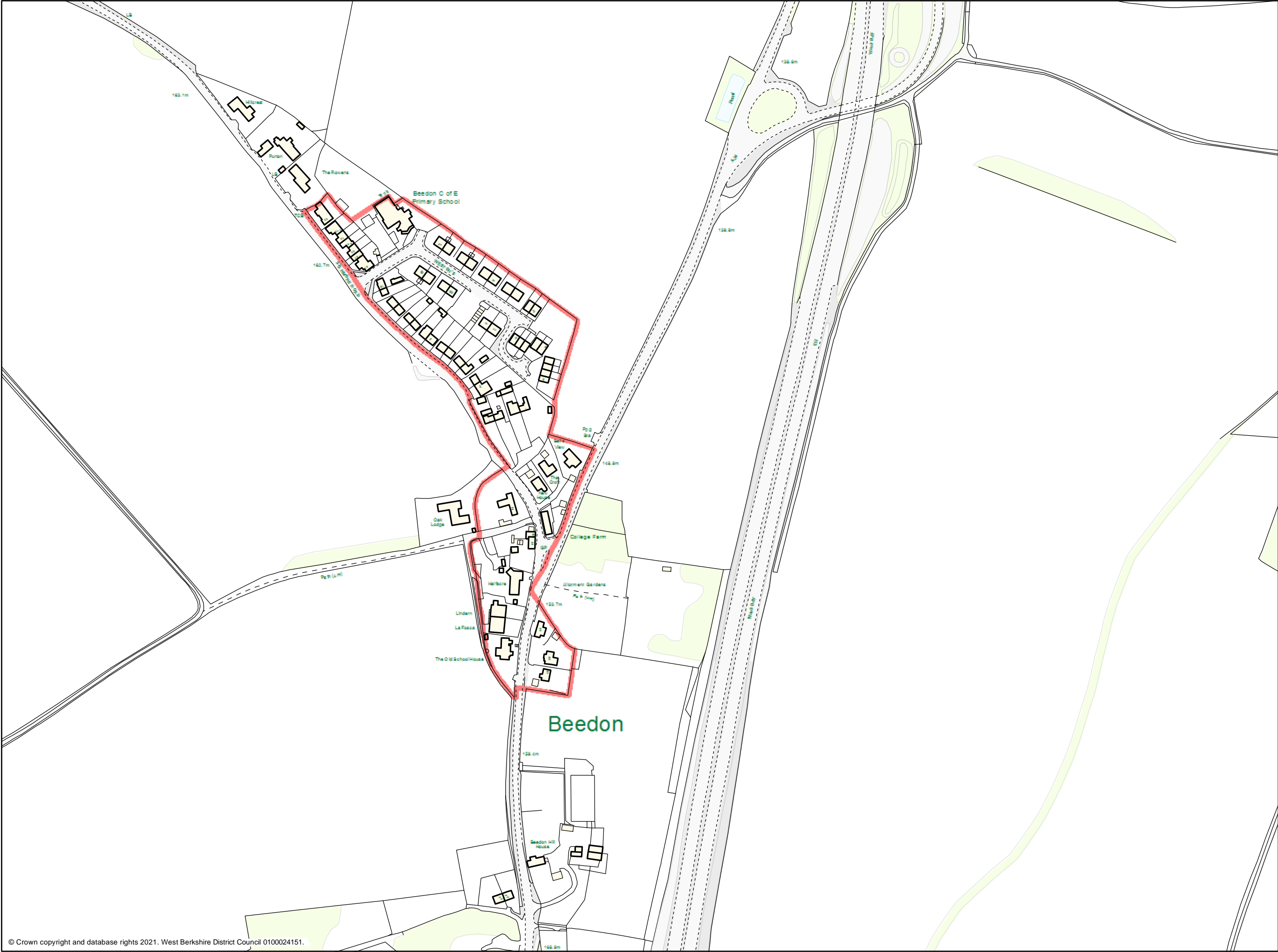
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-  Proposed new settlement boundary
-  Existing settlement boundary

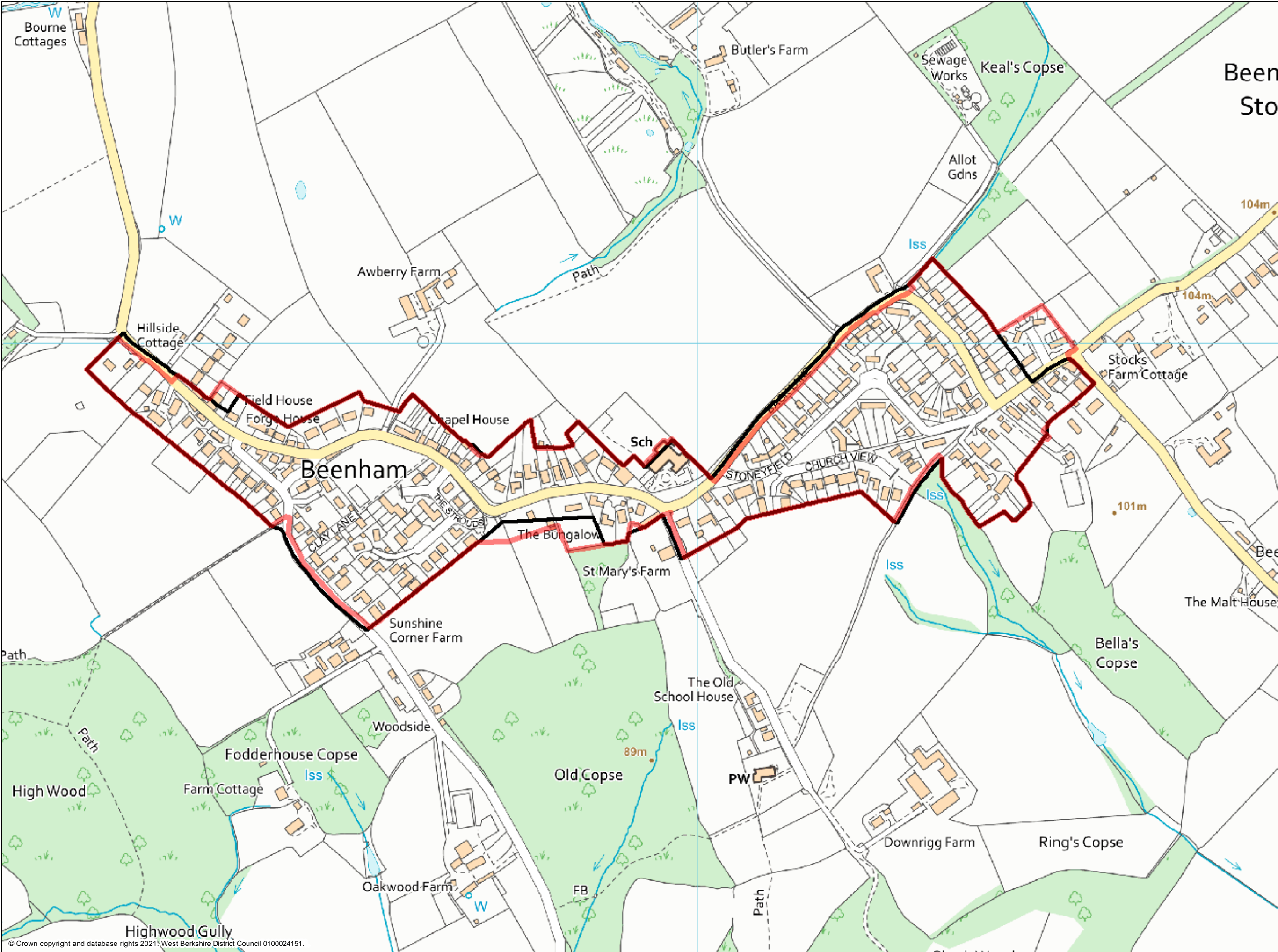
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 Proposed new  
settlement  
boundary

 Existing  
settlement  
boundary

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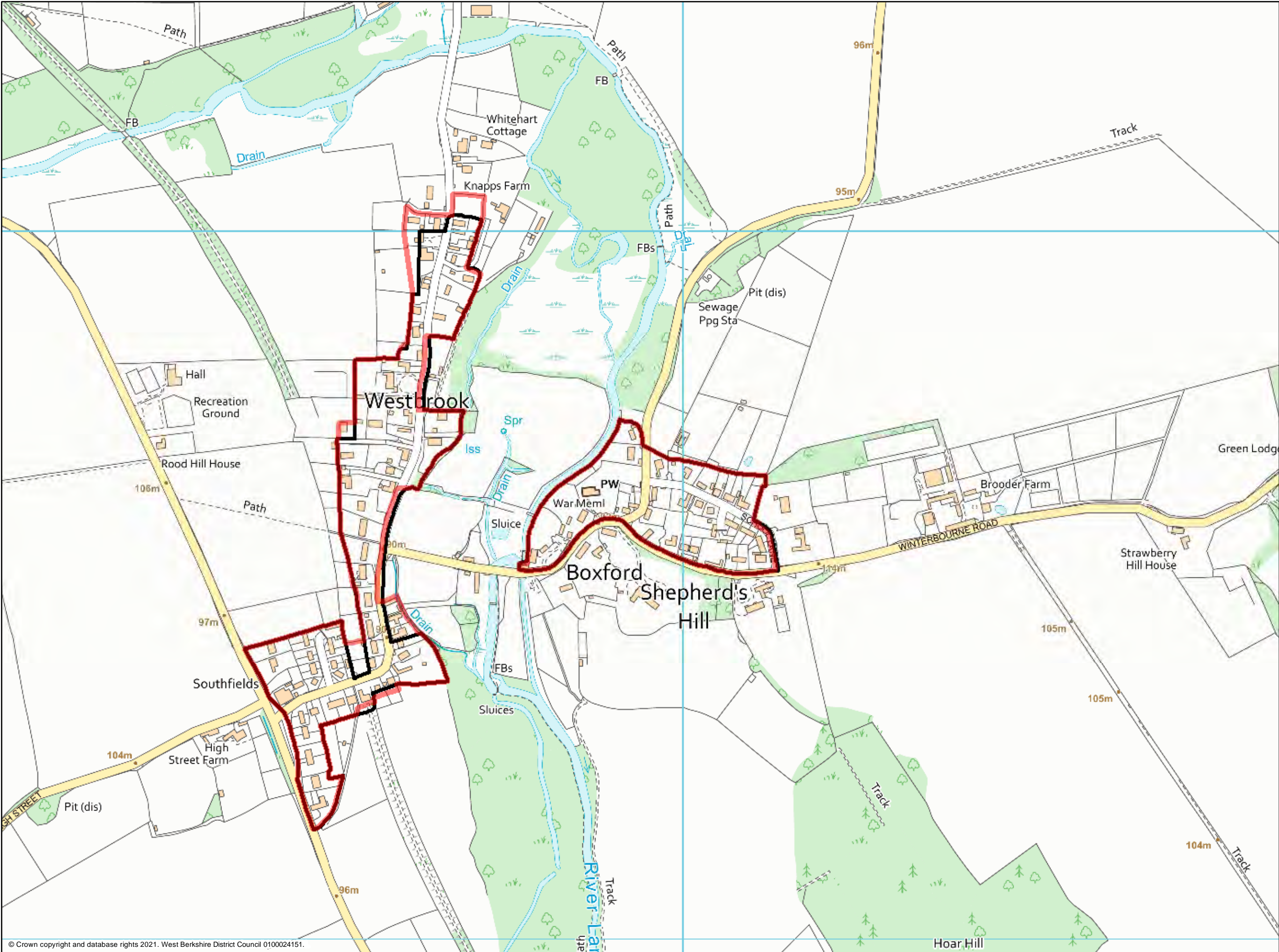
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groups - March 2021**

 Proposed new  
settlement  
boundary

 Existing  
settlement  
boundary

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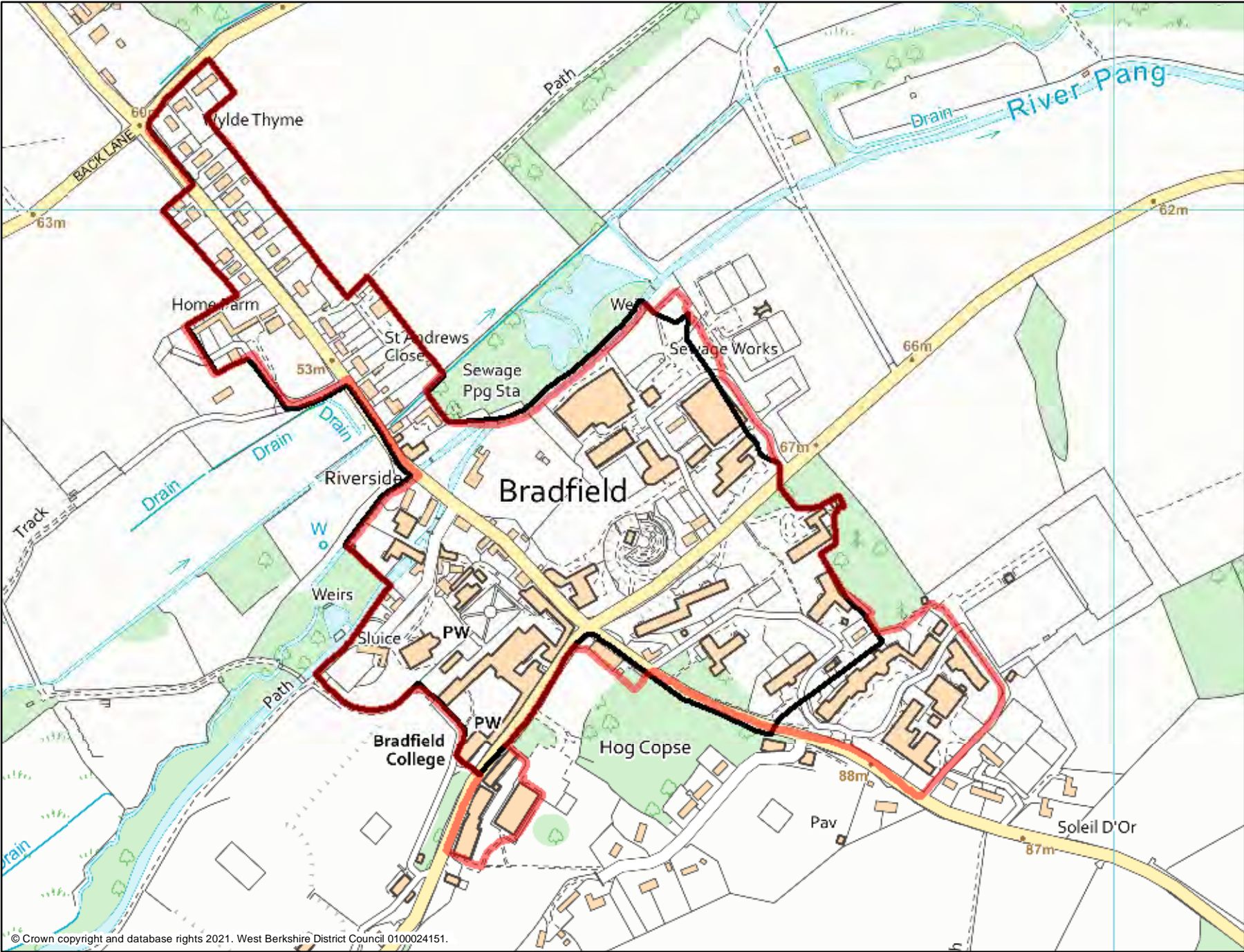
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 Proposed new  
settlement  
boundary


 Existing  
settlement  
boundary

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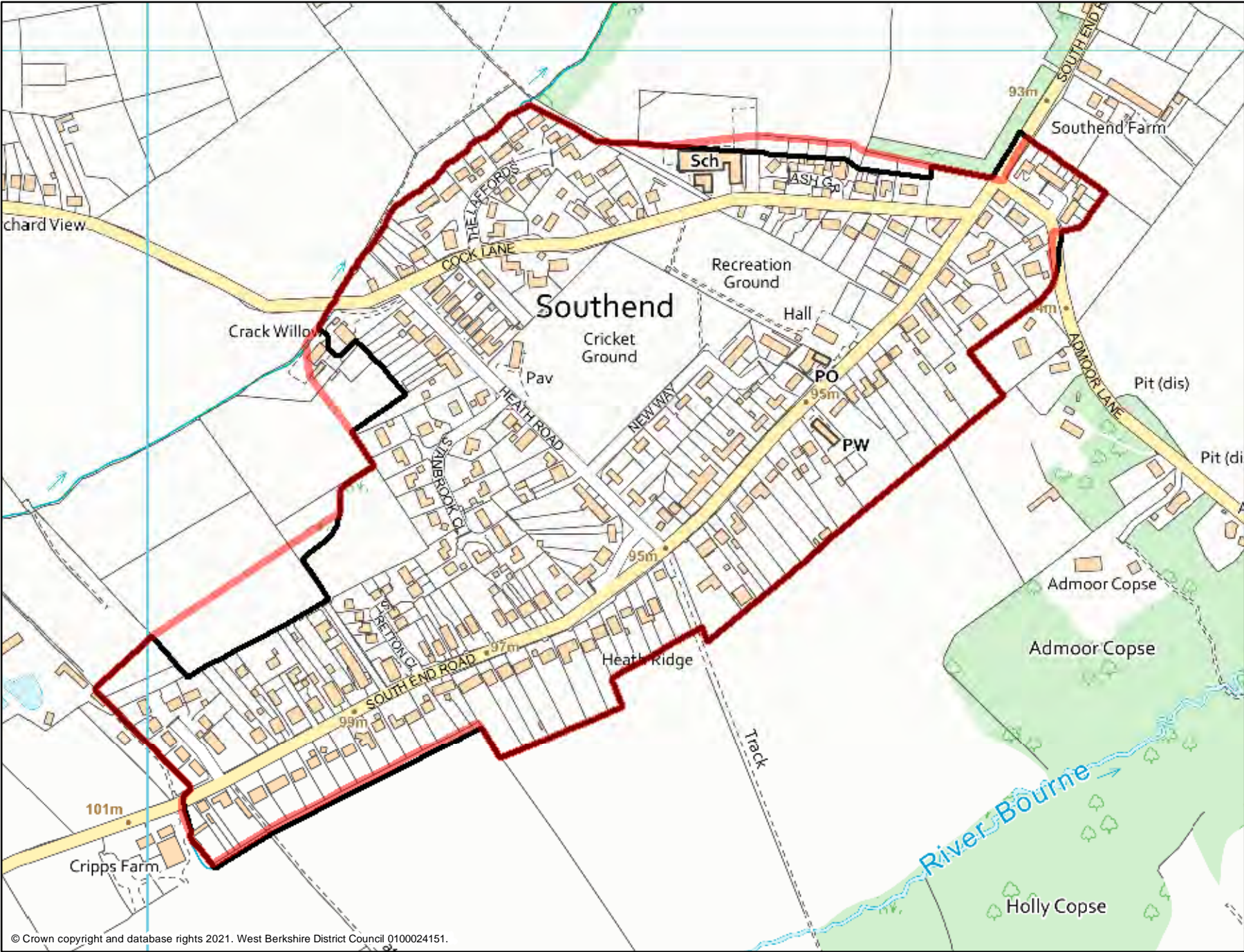
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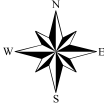
**Consultation with  
town/parish councils  
and  
neighbourhood planning  
groups - March 2021**

-  Proposed new settlement boundary
-  Existing settlement boundary

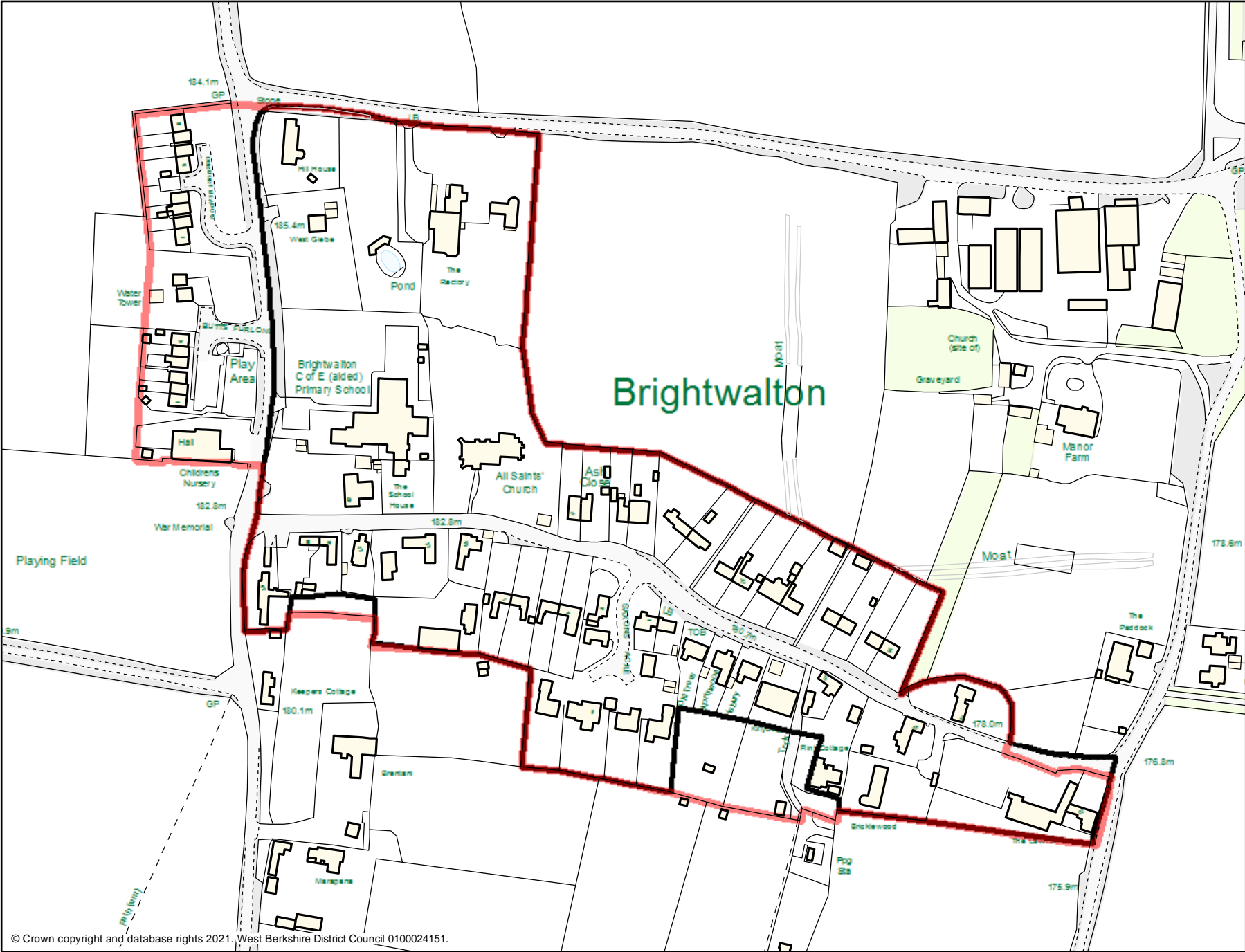
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Plan Review to 2037**

**Consultation with  
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and  
neighbourhood planning  
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-  Existing settlement boundary

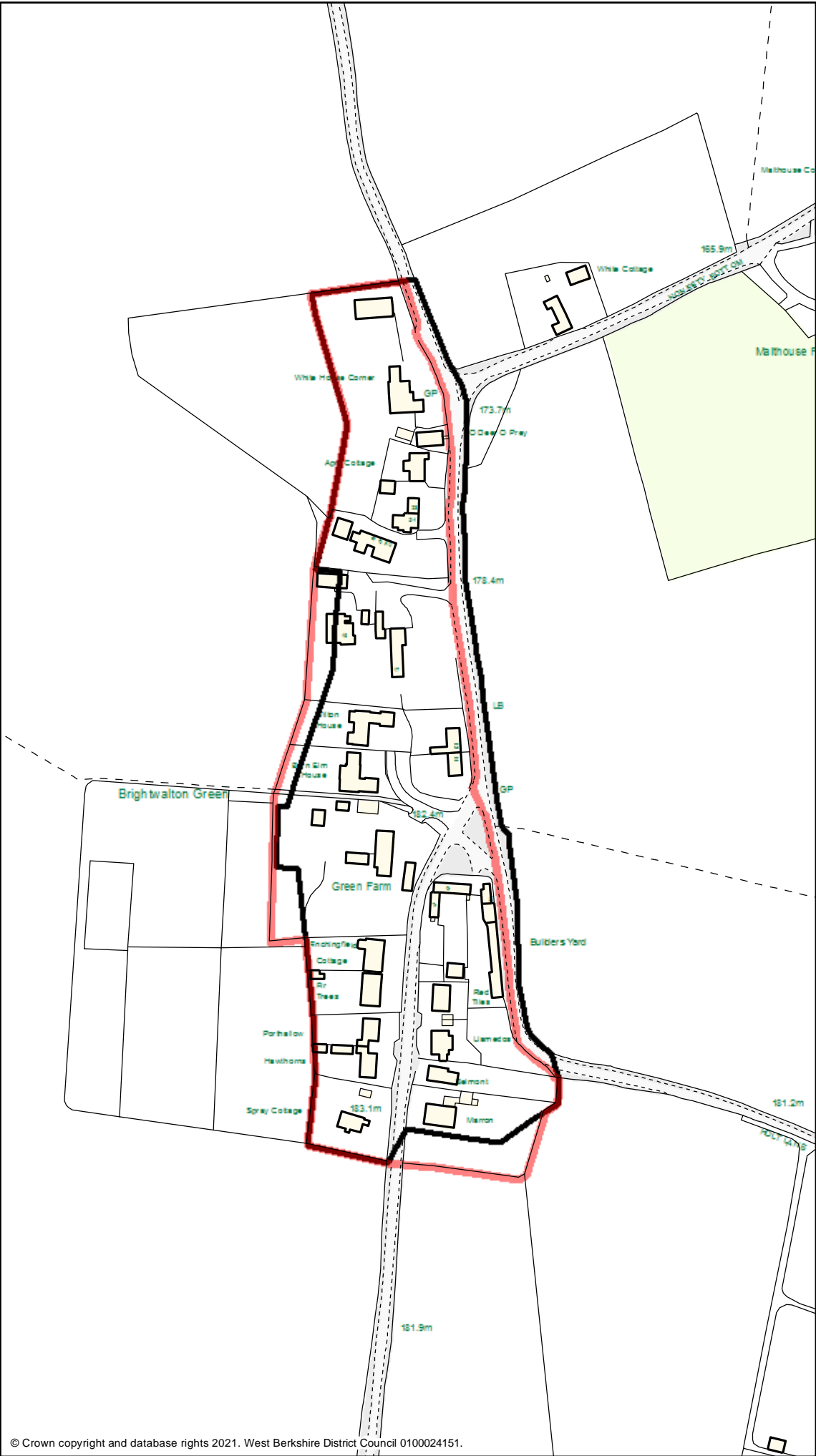
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Legend

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West Berkshire Local  
Plan Review to 2037

Consultation with  
town/parish councils  
and  
neighbourhood planning  
groups - March 2021



Proposed new  
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boundary



Existing  
settlement  
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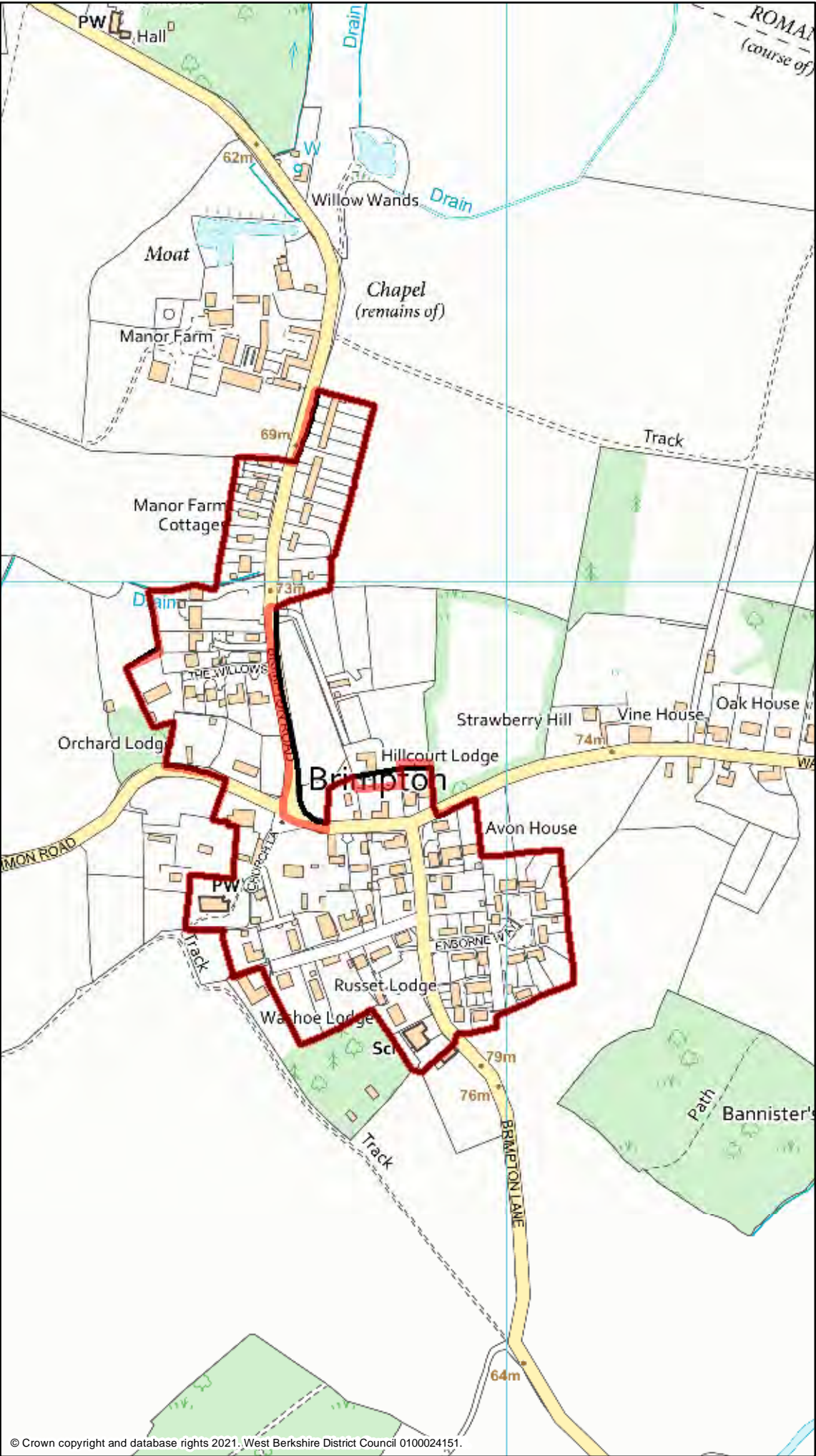
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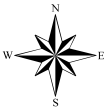
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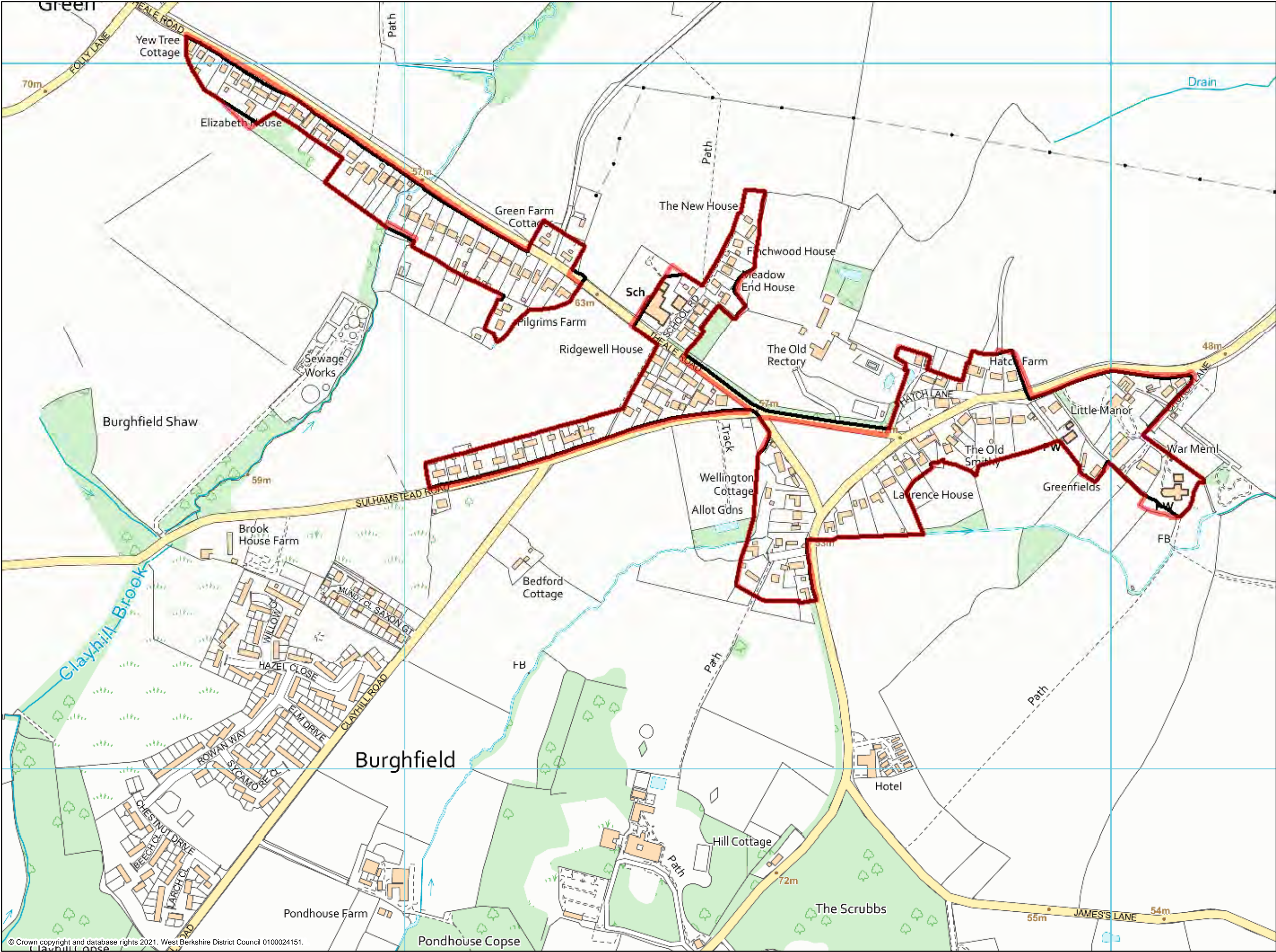
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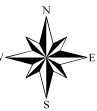
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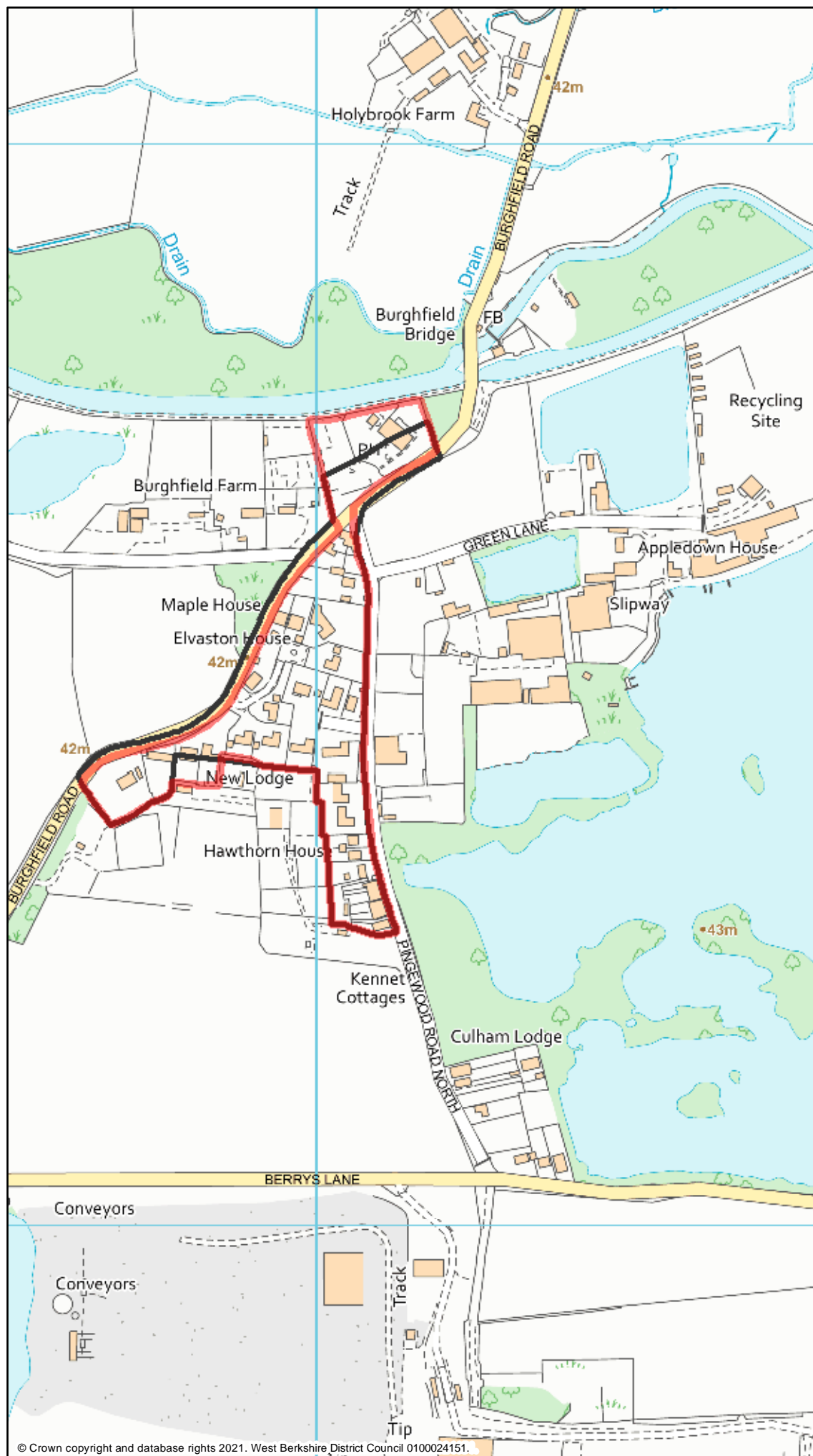
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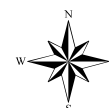
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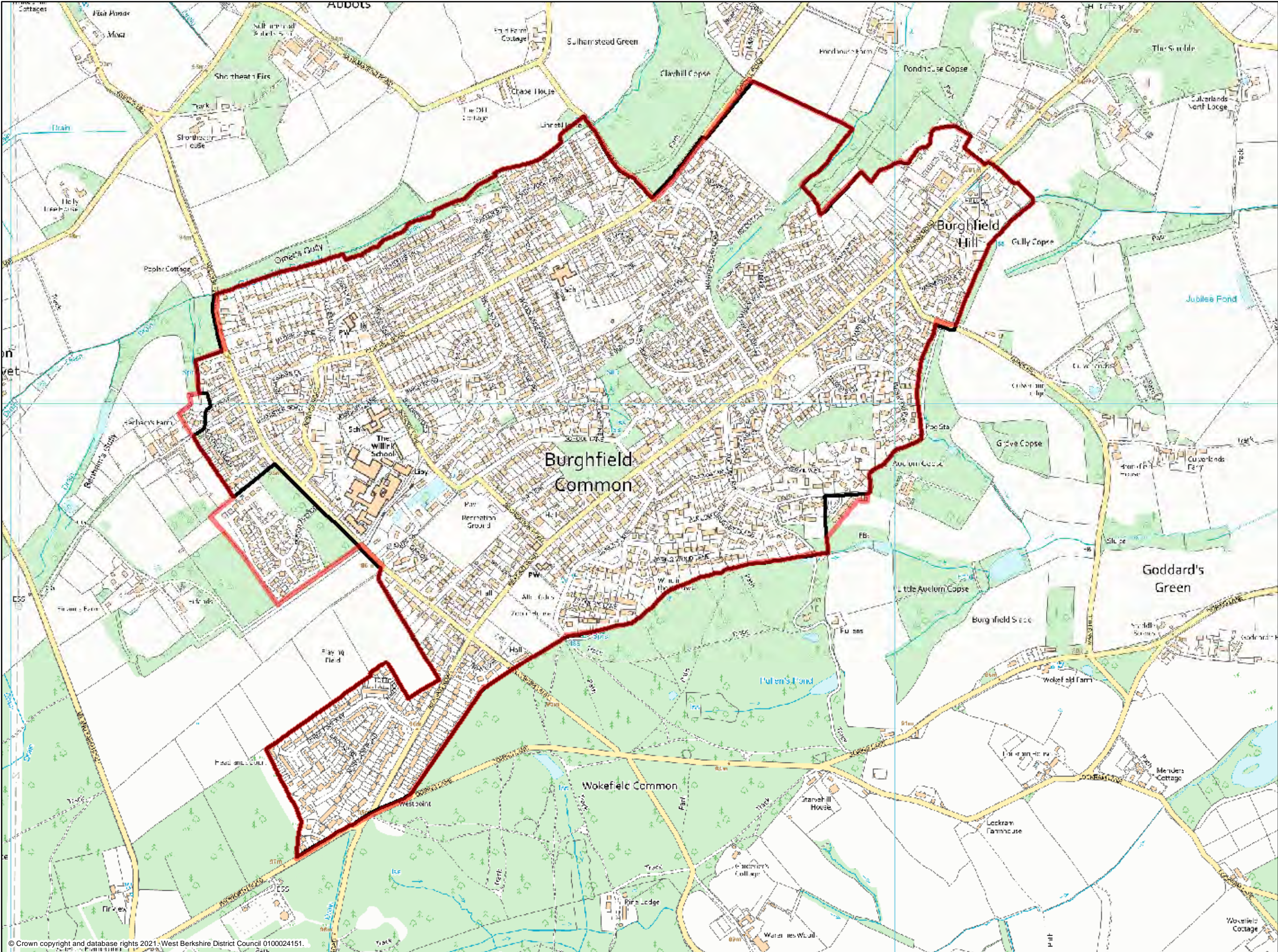
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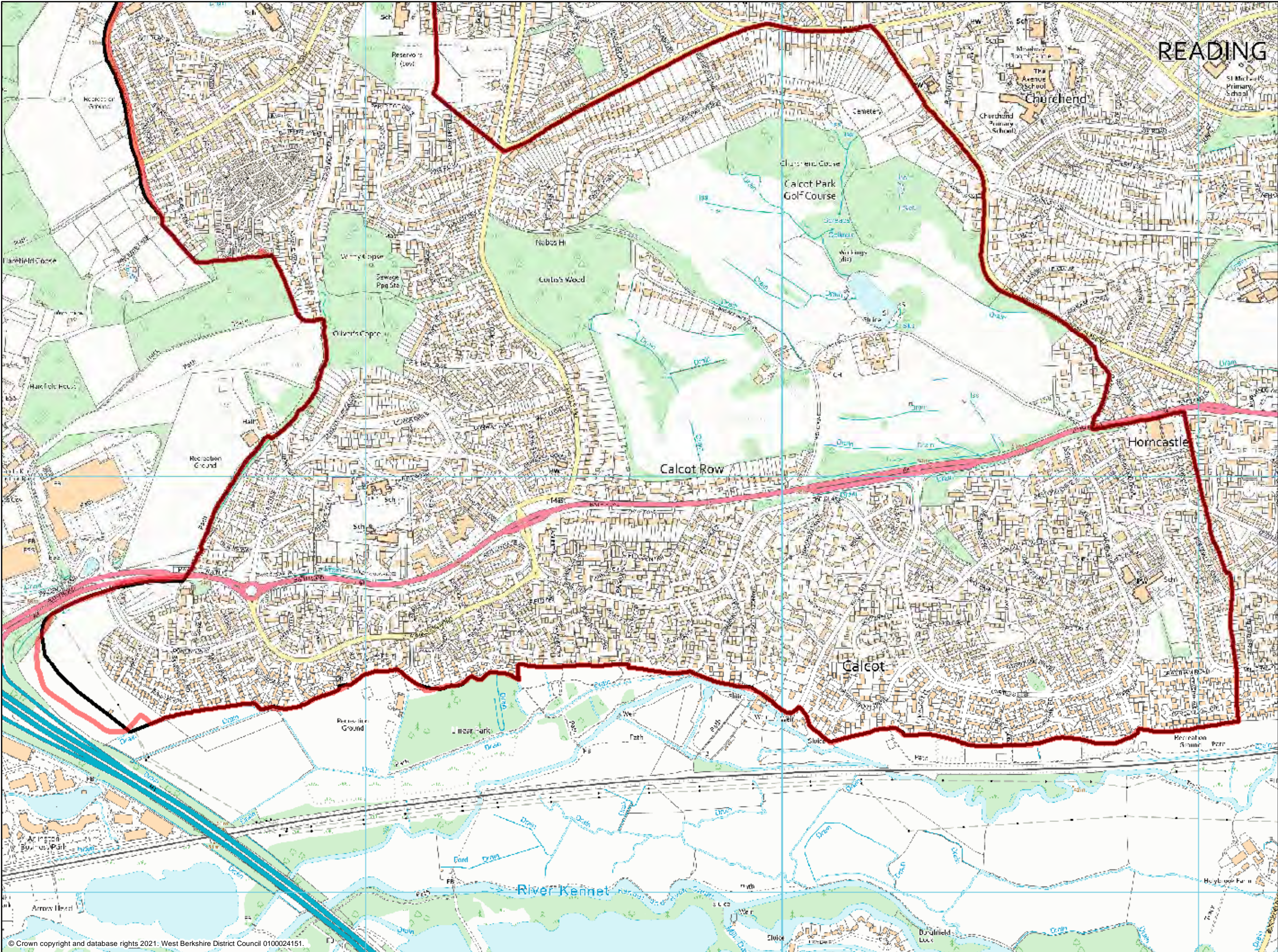
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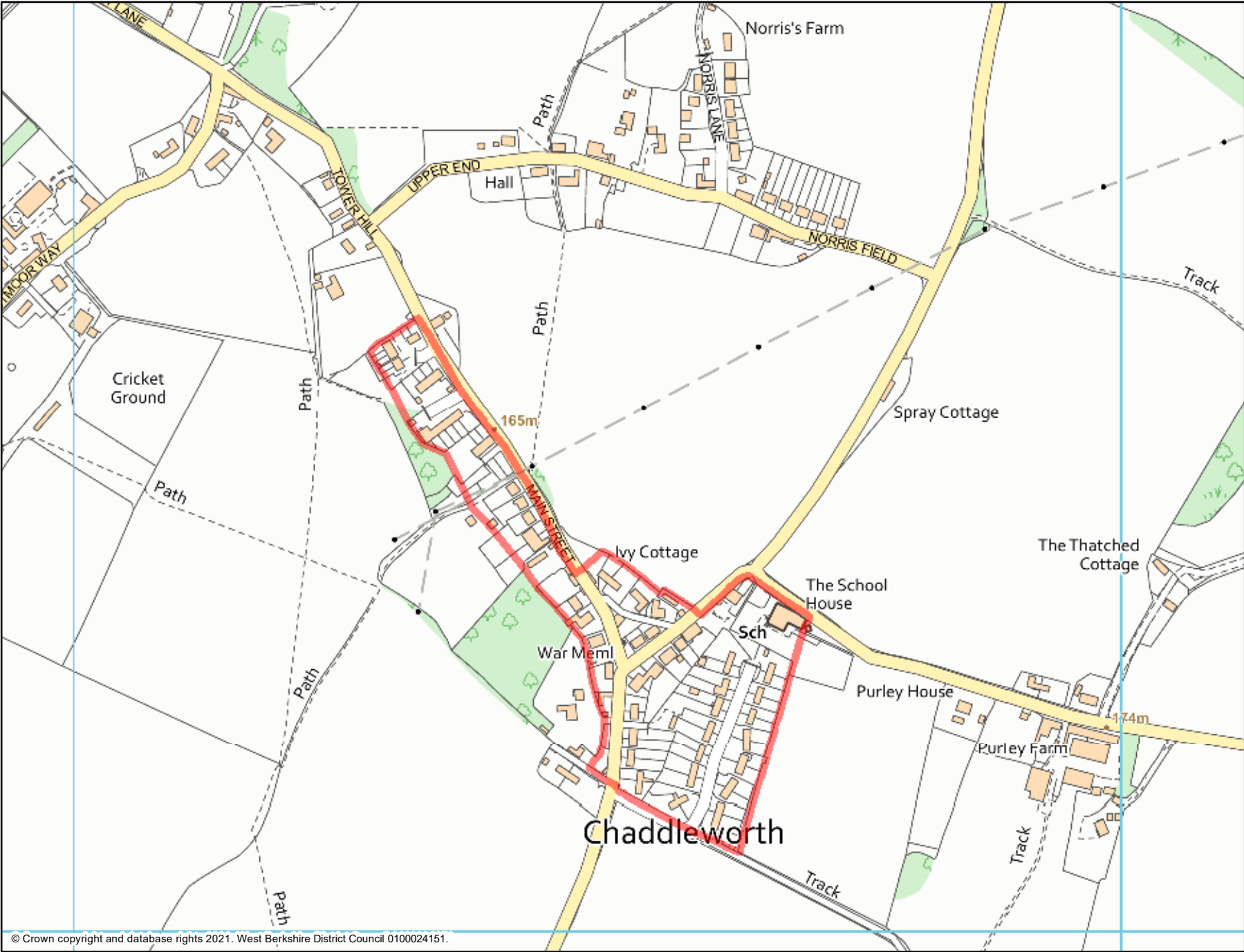
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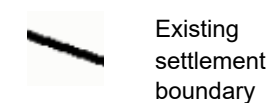
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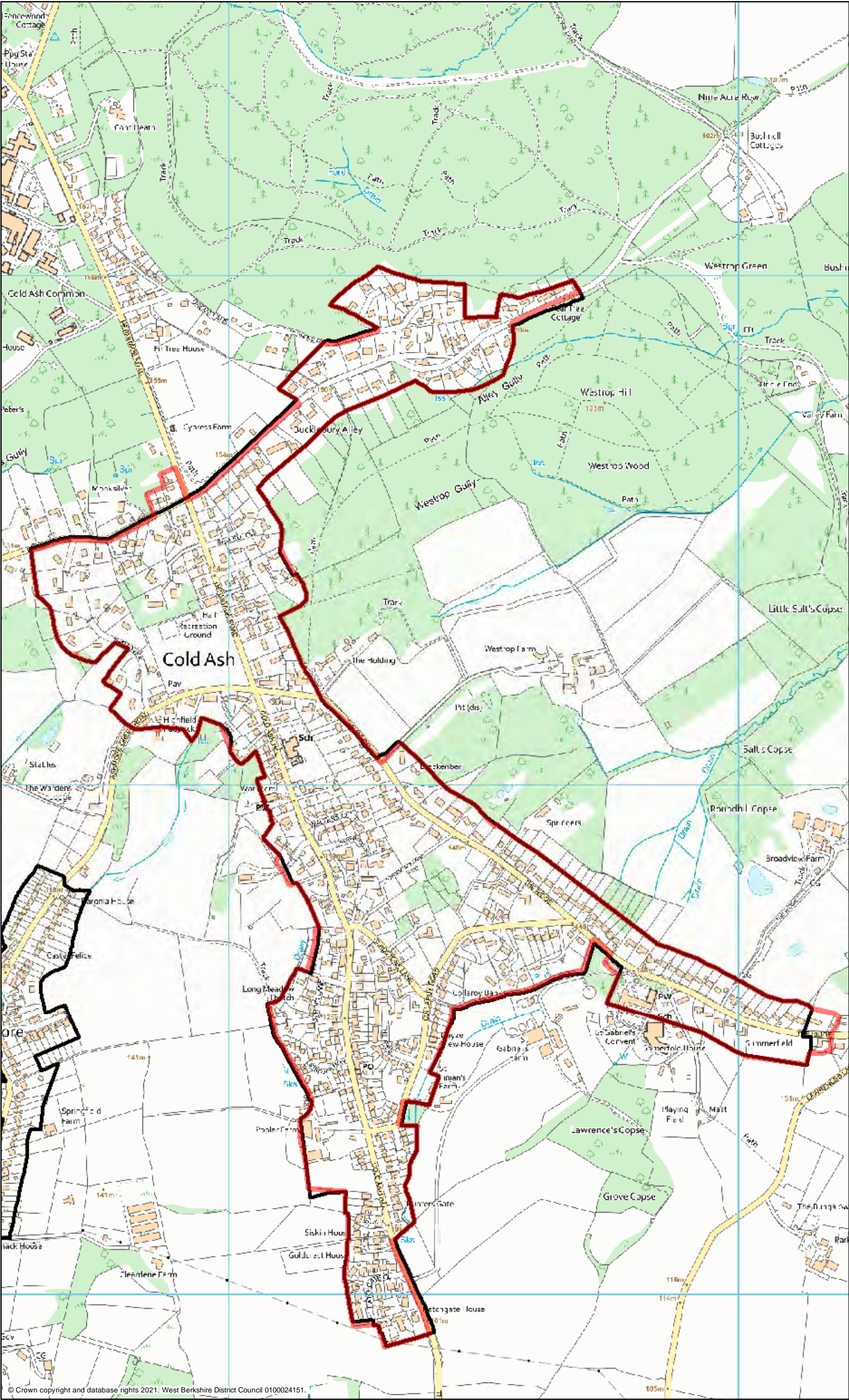
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West Berkshire Local  
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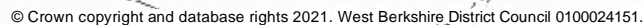
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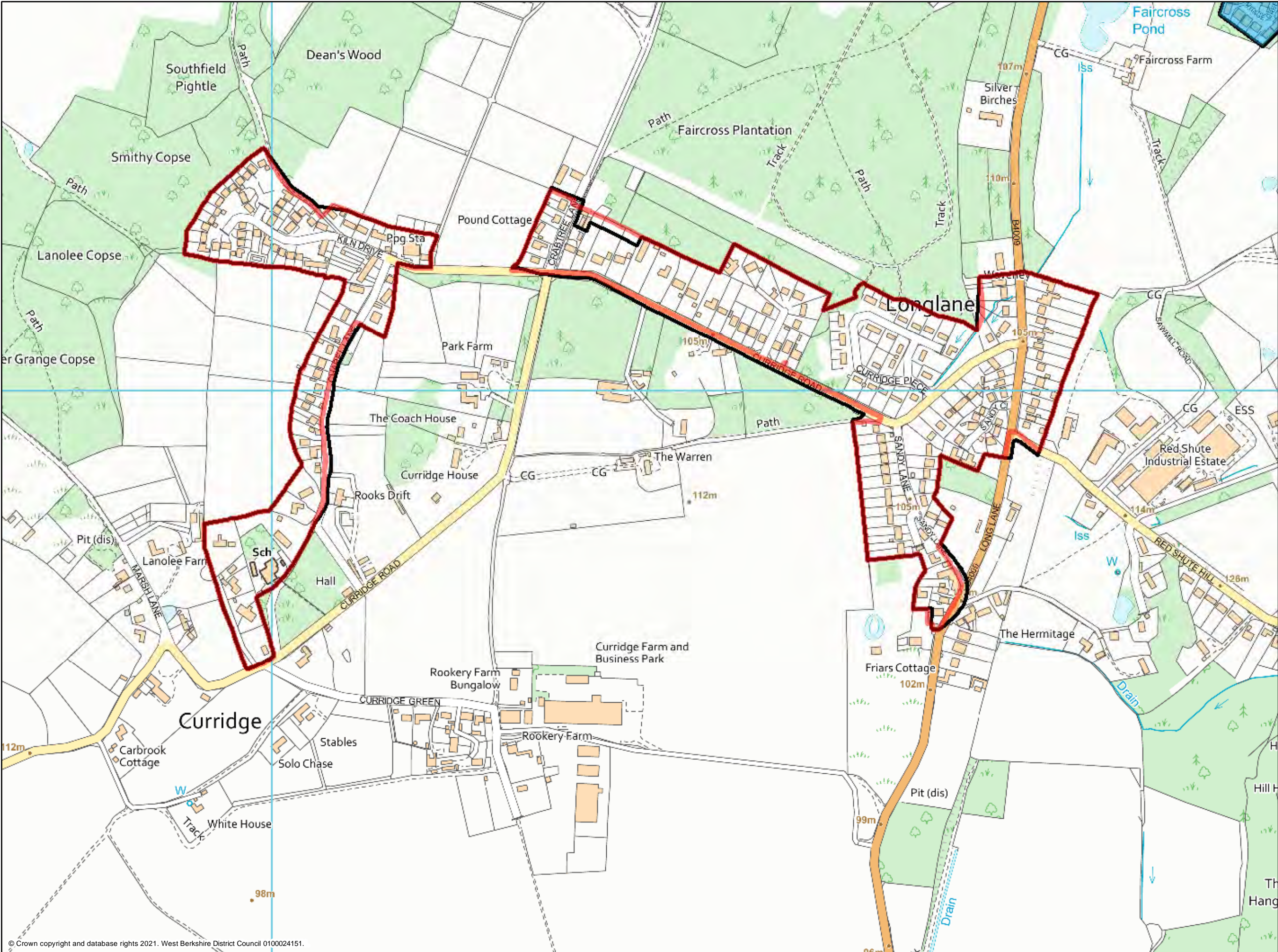
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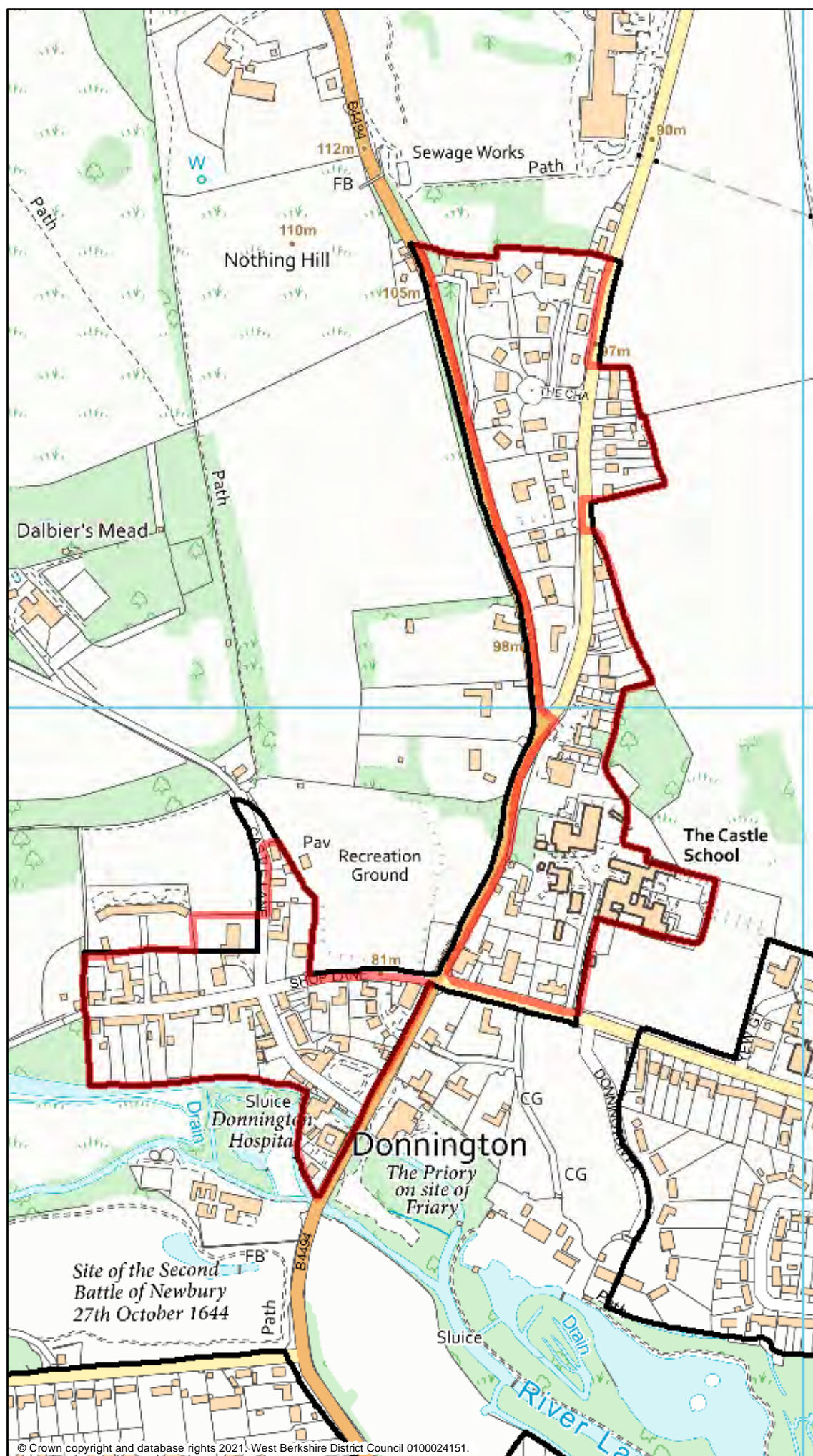
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West Berkshire Local  
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Proposed new  
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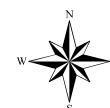


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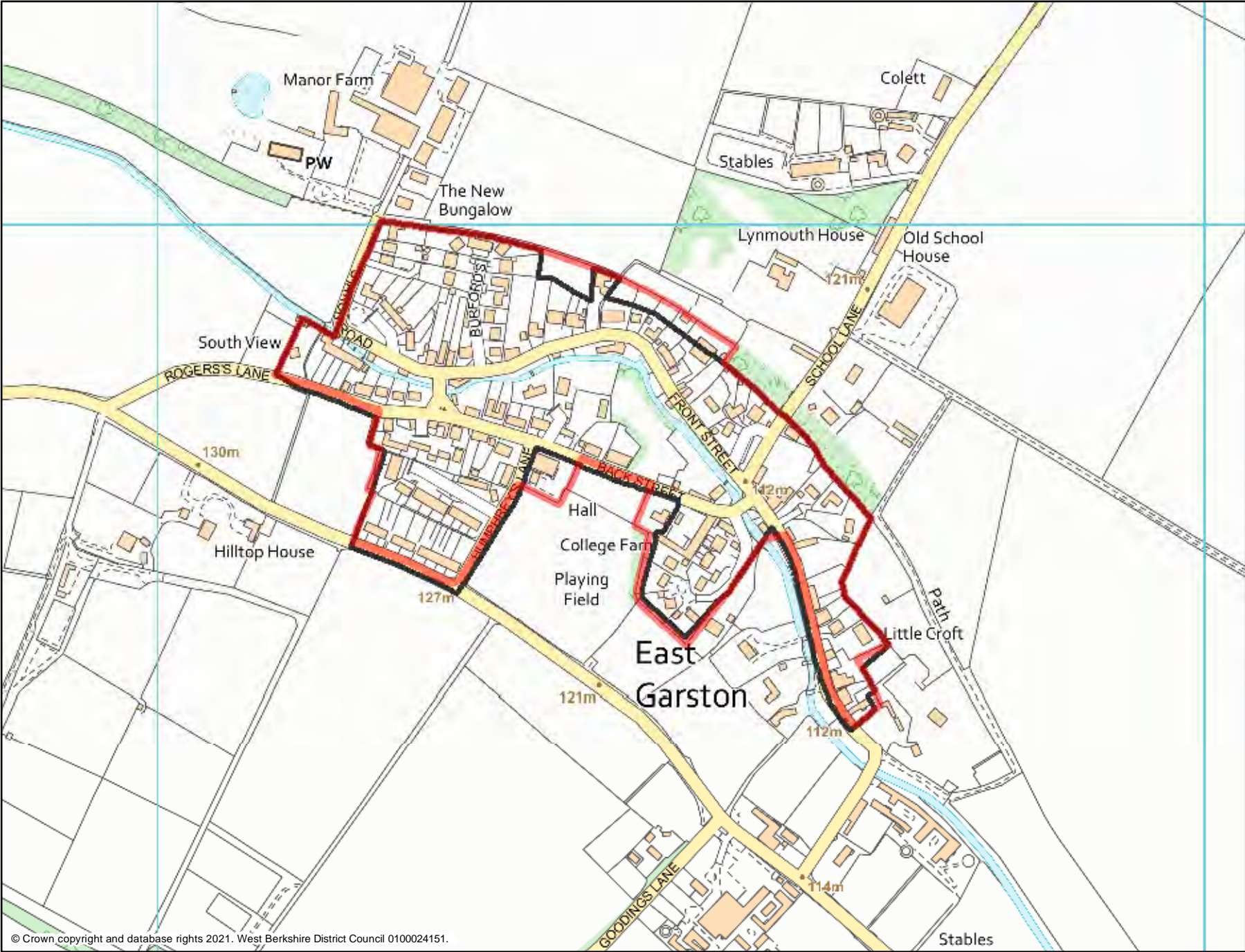
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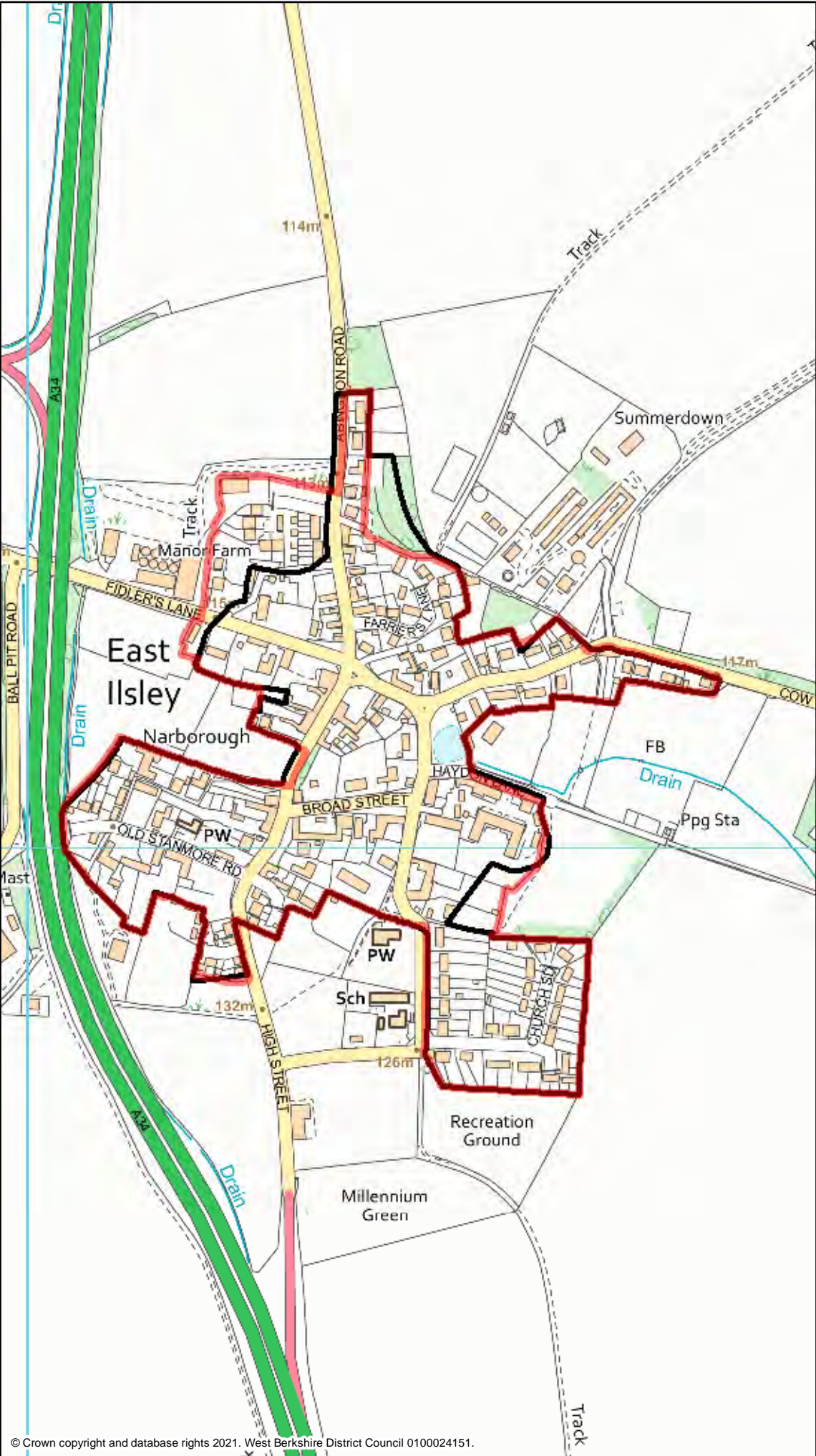
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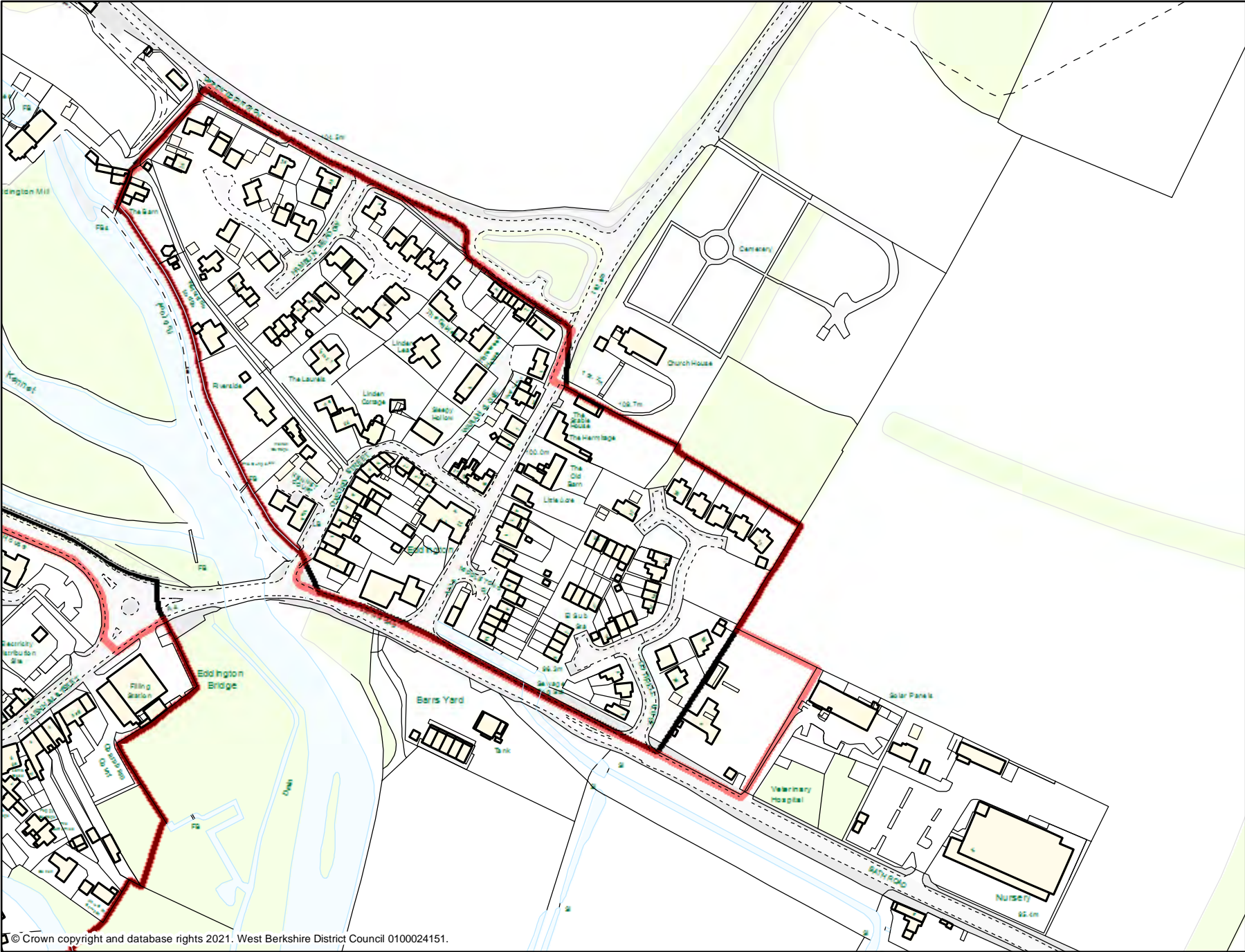
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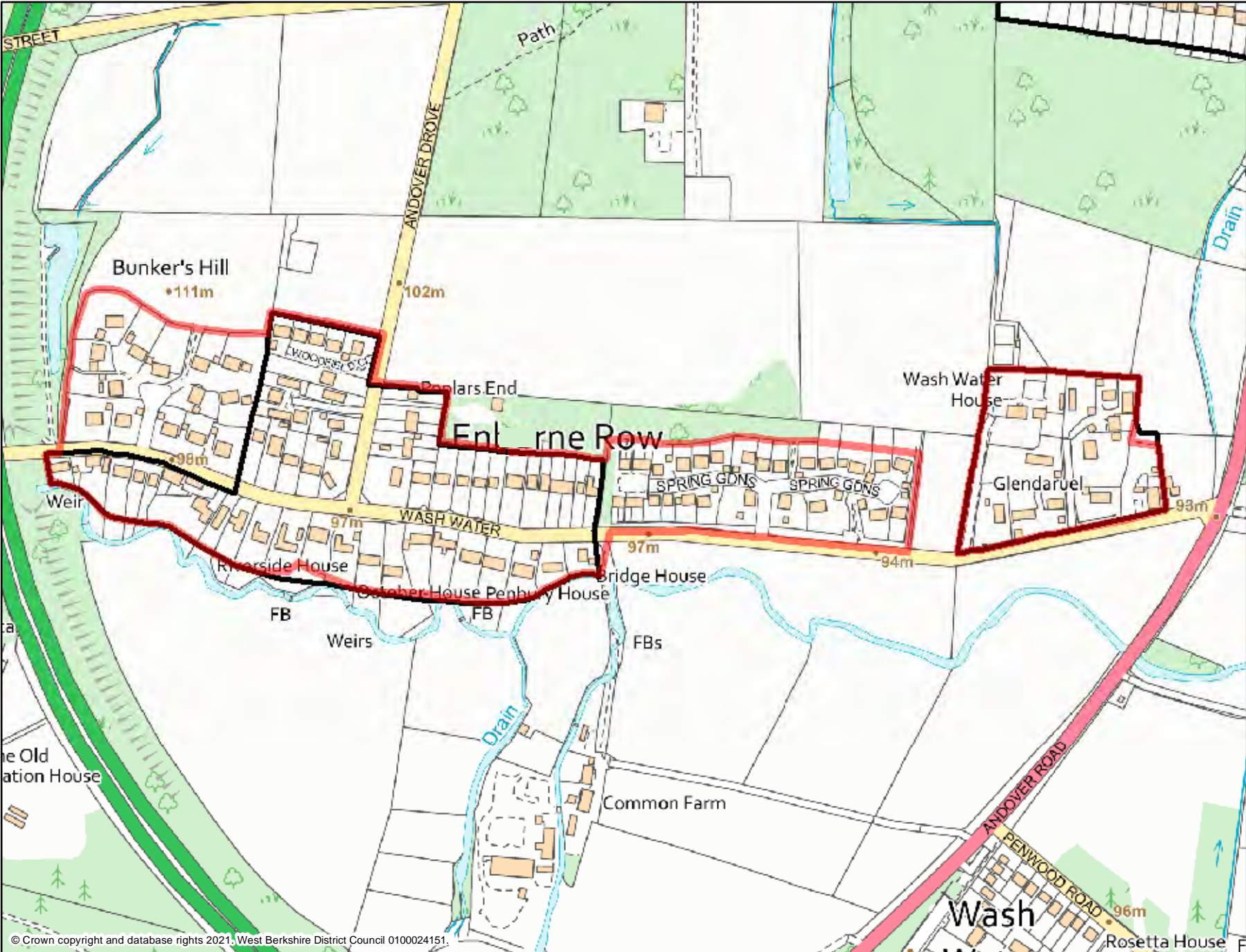
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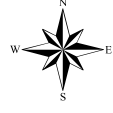
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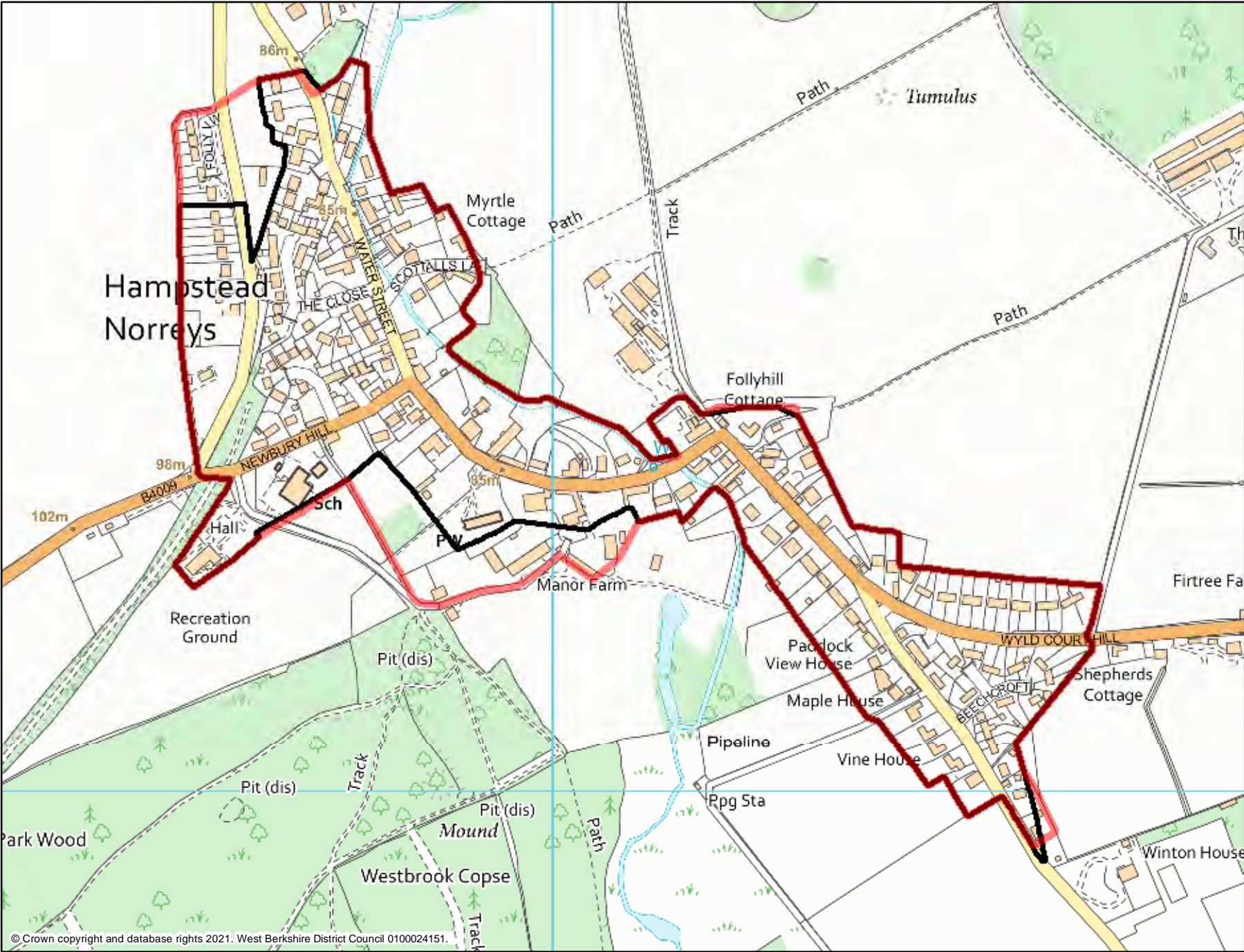


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Existing  
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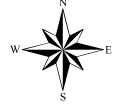
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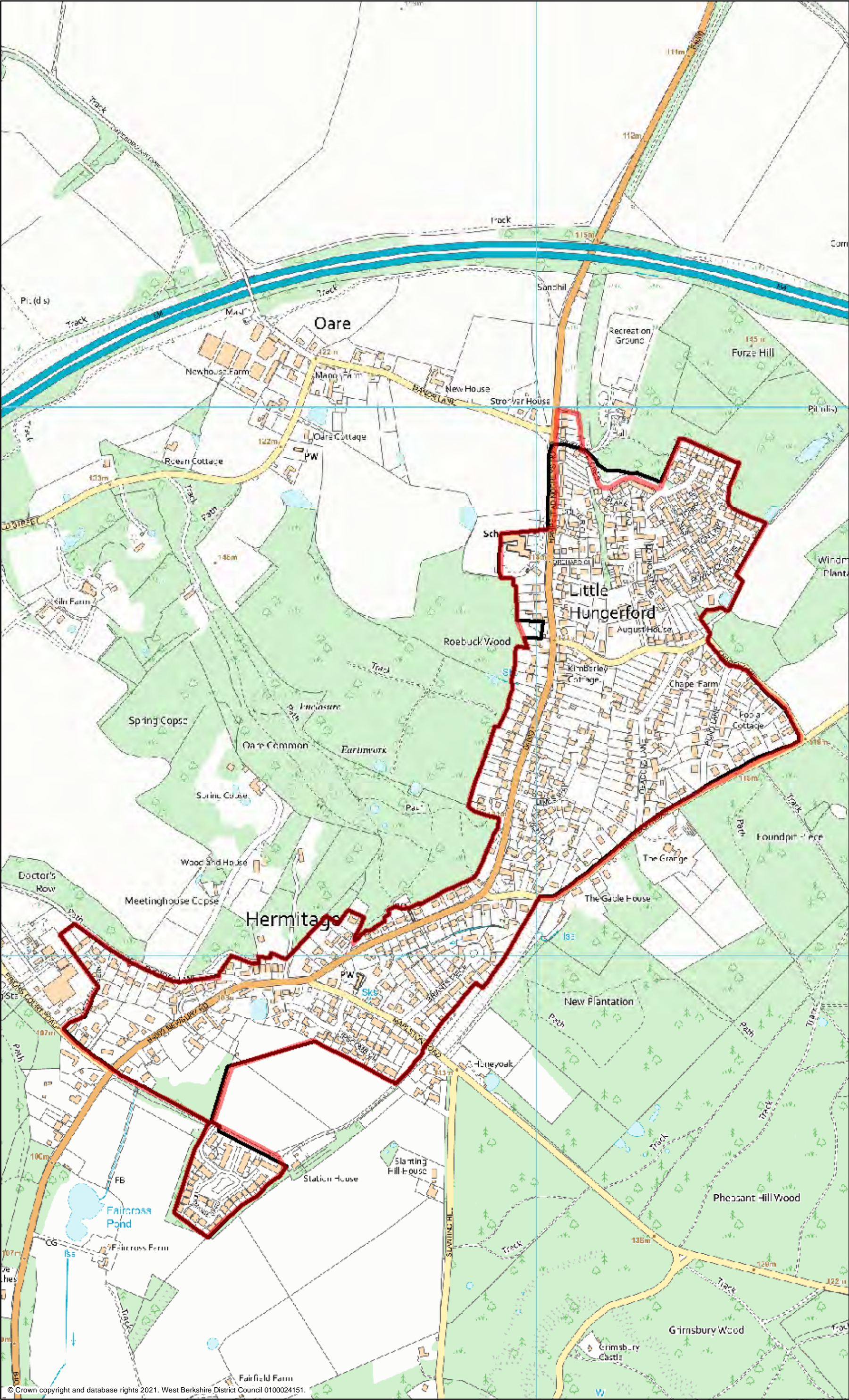
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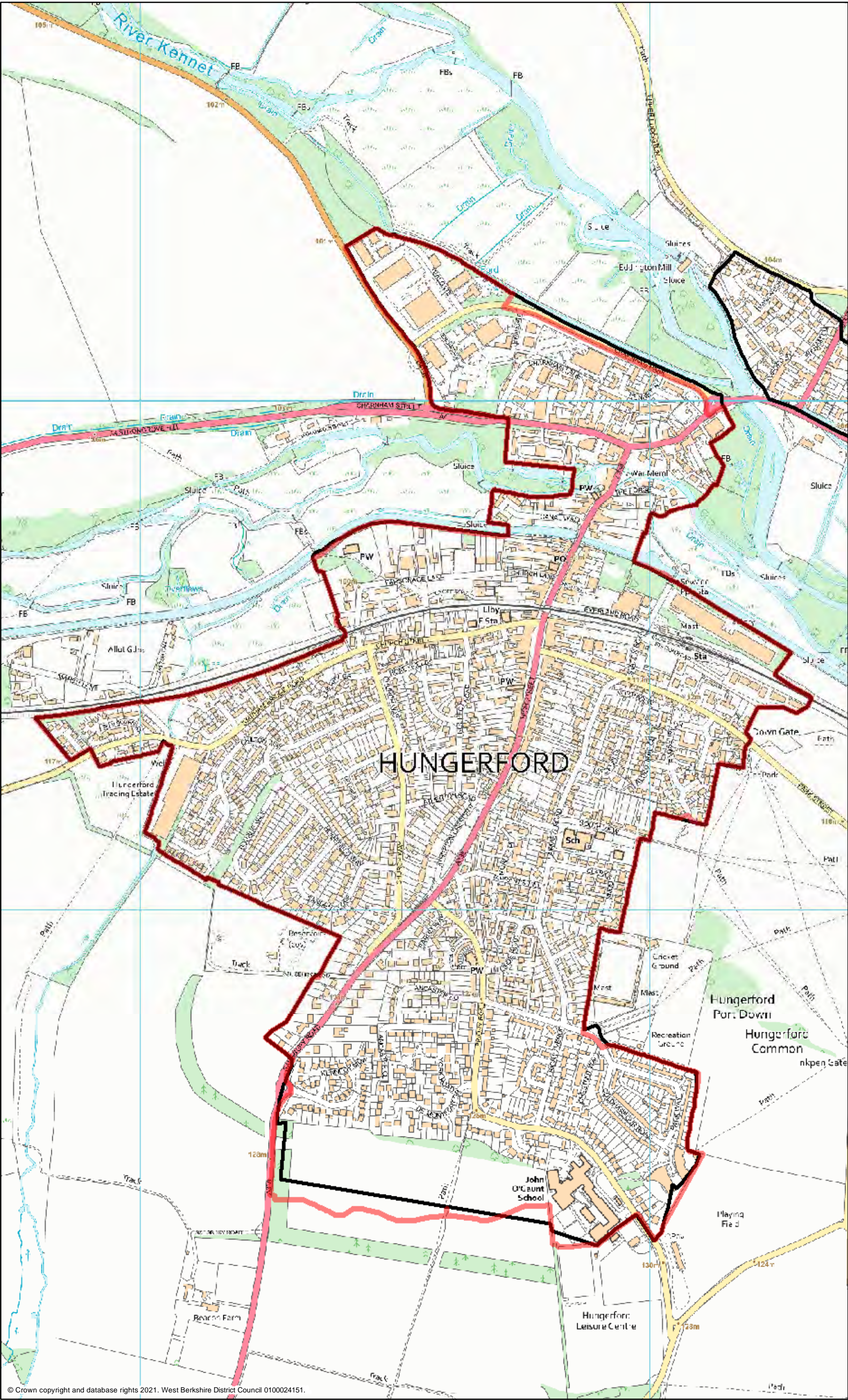
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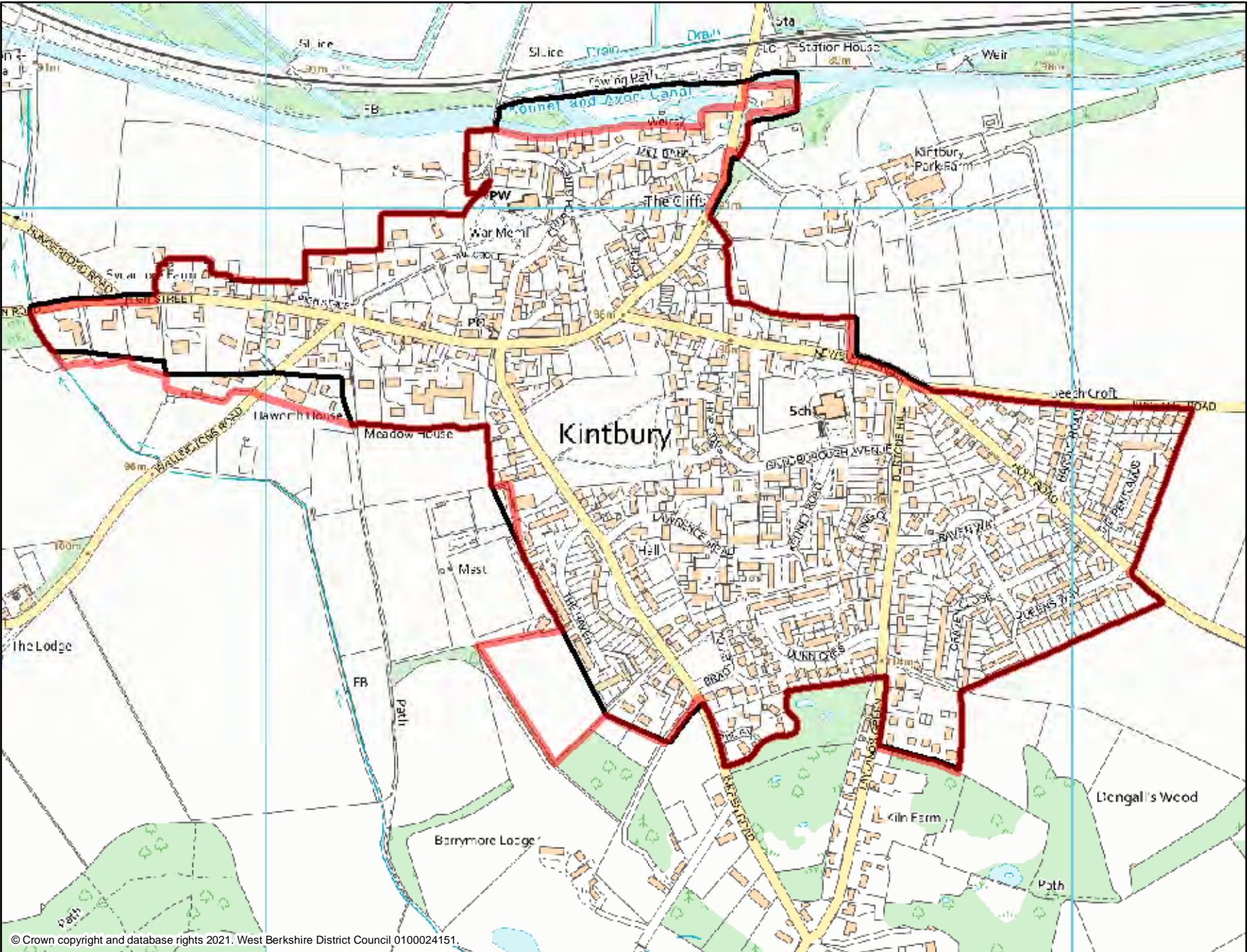
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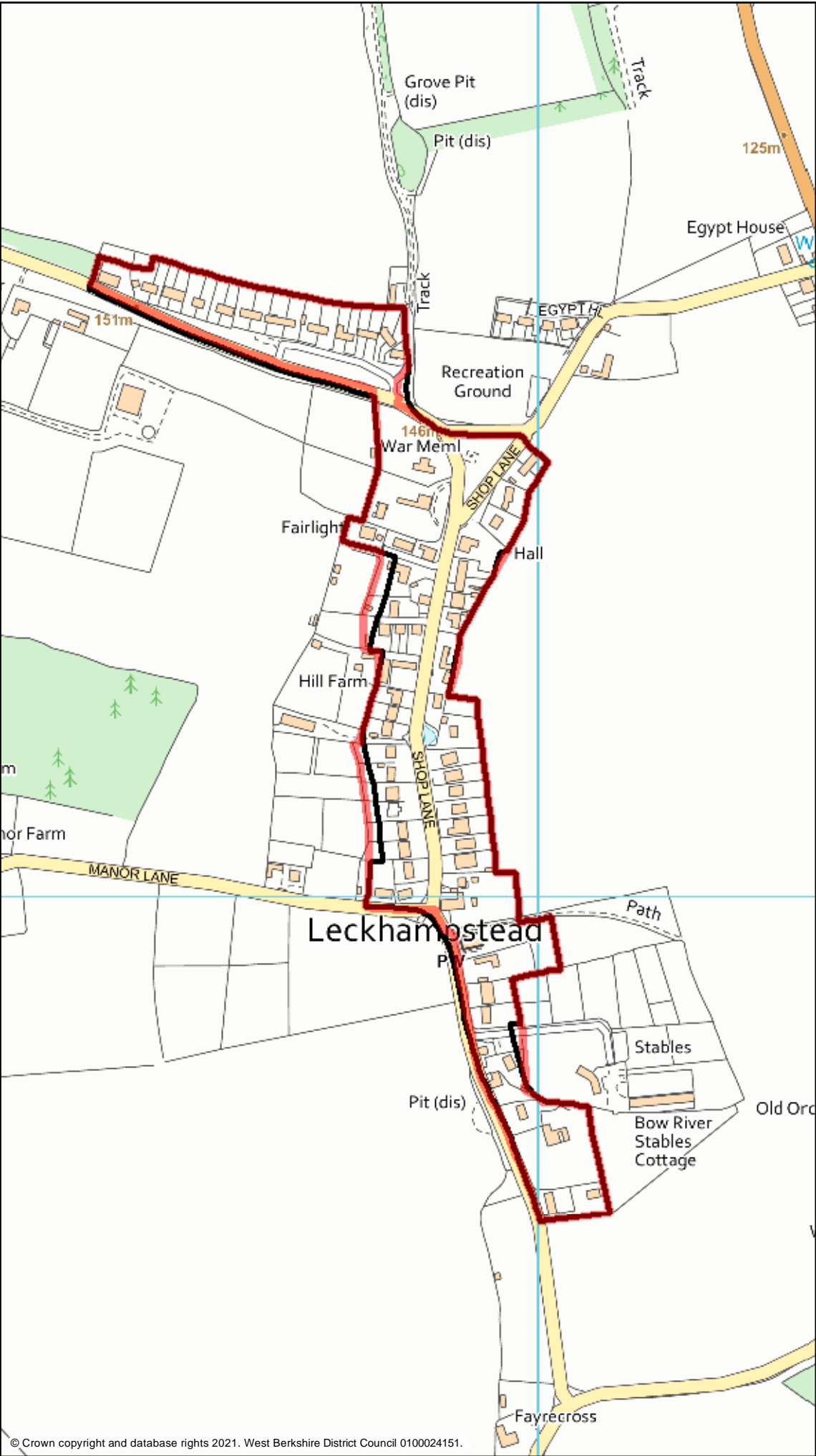
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Legend

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**Consultation with  
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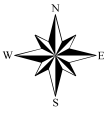


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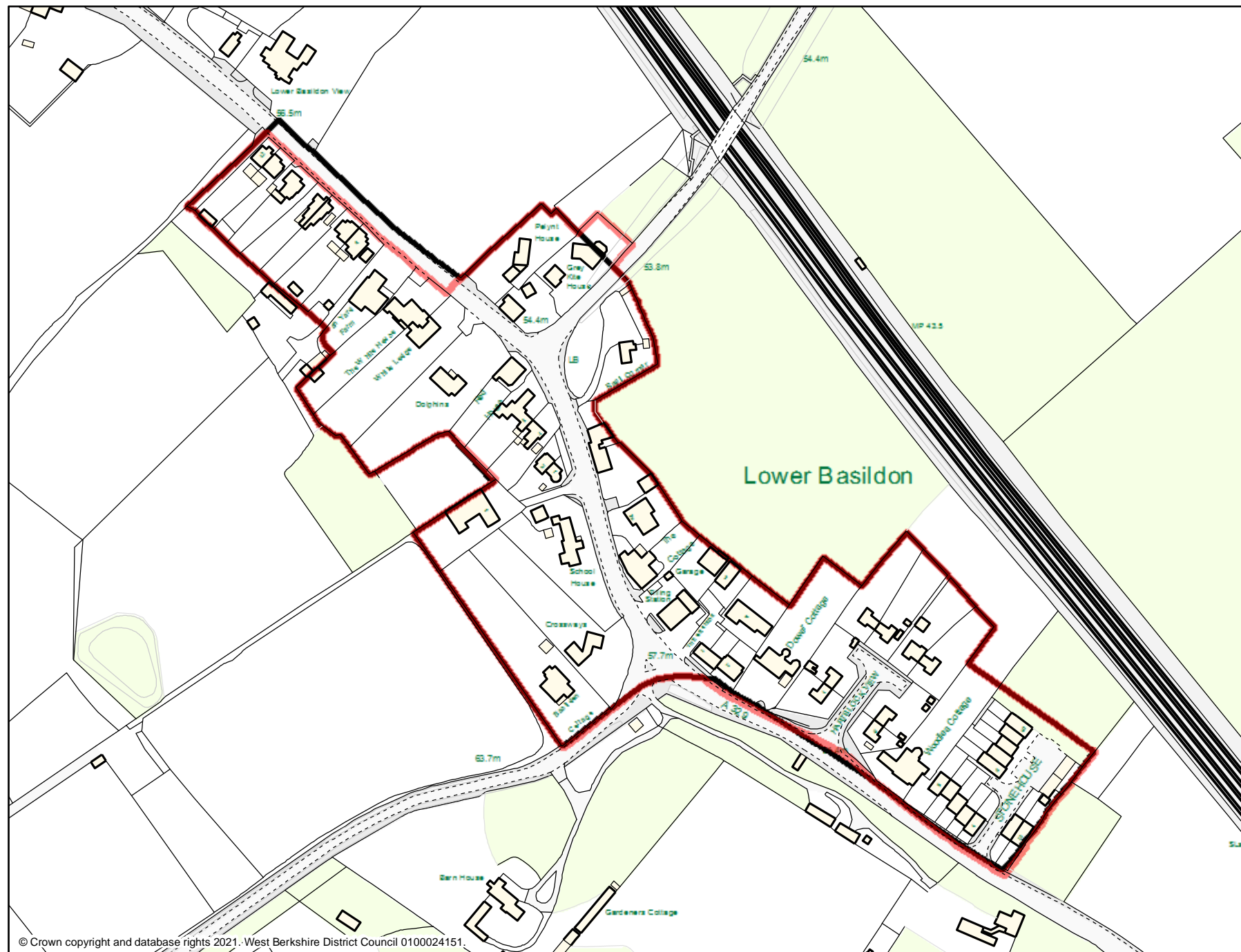
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## Legend

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town/parish councils  
and  
neighbourhood planning  
groups - March 2021**

 Proposed new settlement boundary

Existing  
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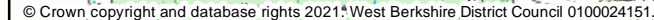
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Plan Review to 2037**

 Proposed new settlement boundary

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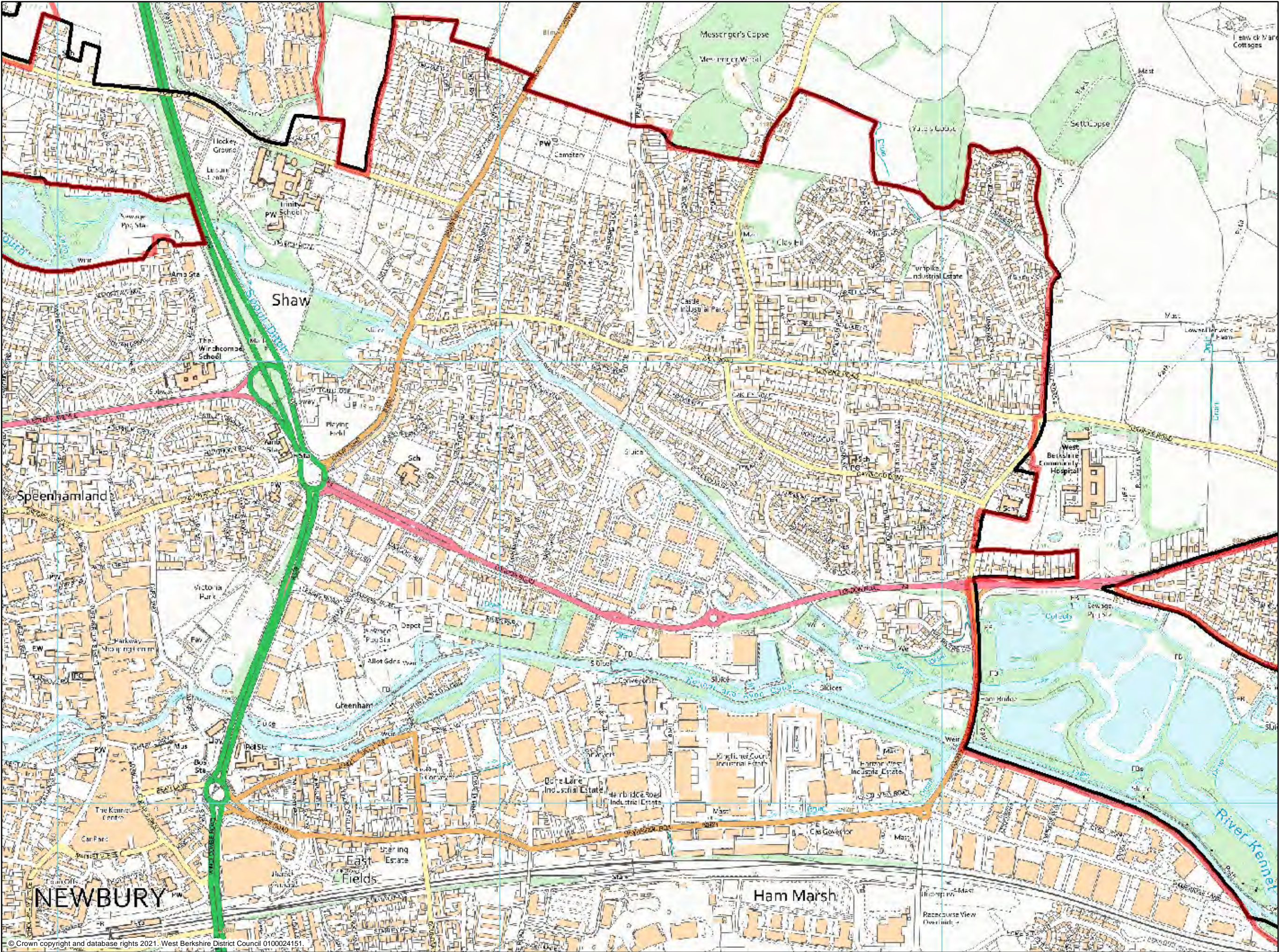
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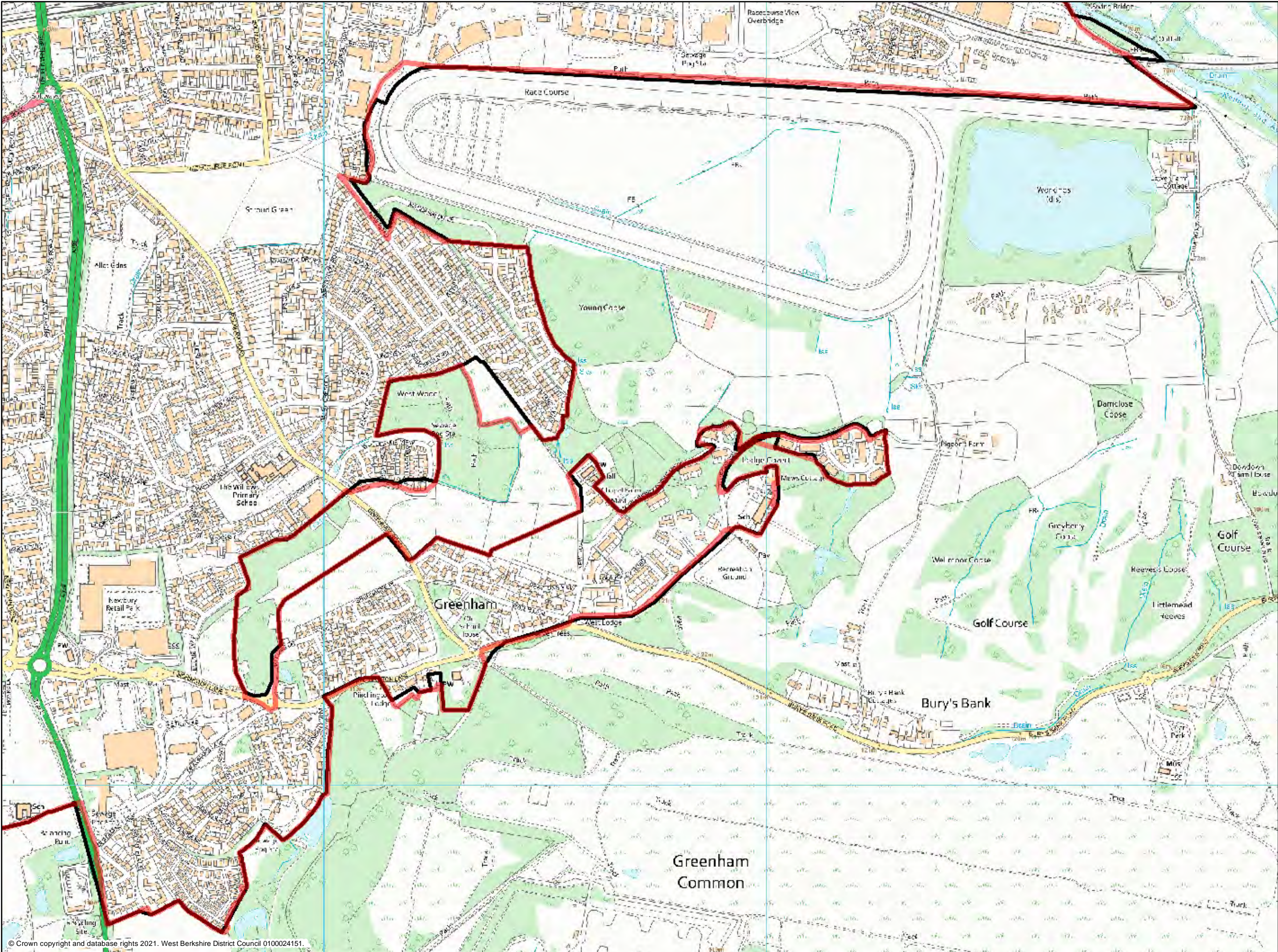
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West Berkshire Local  
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Consultation with  
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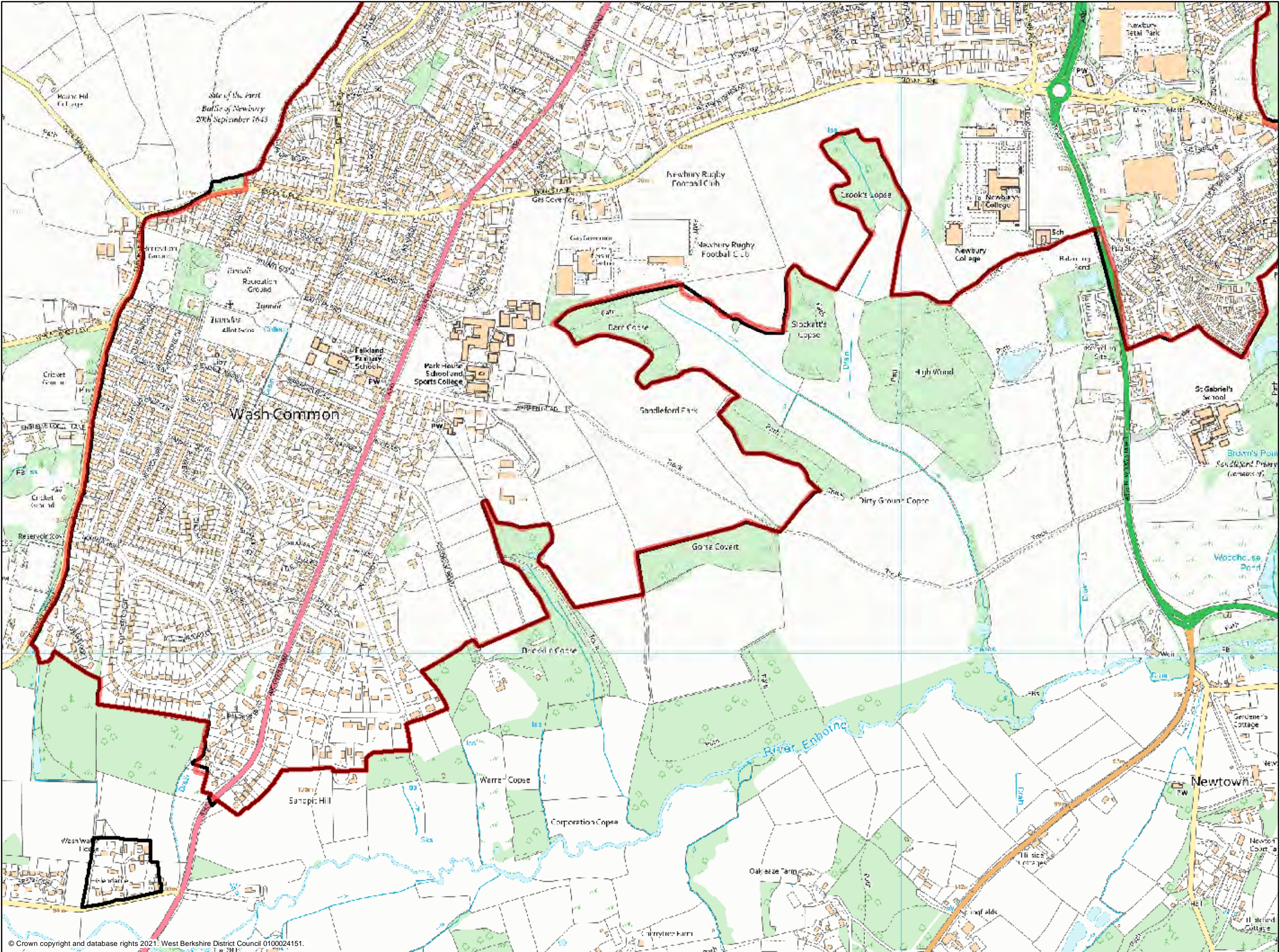
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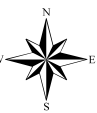
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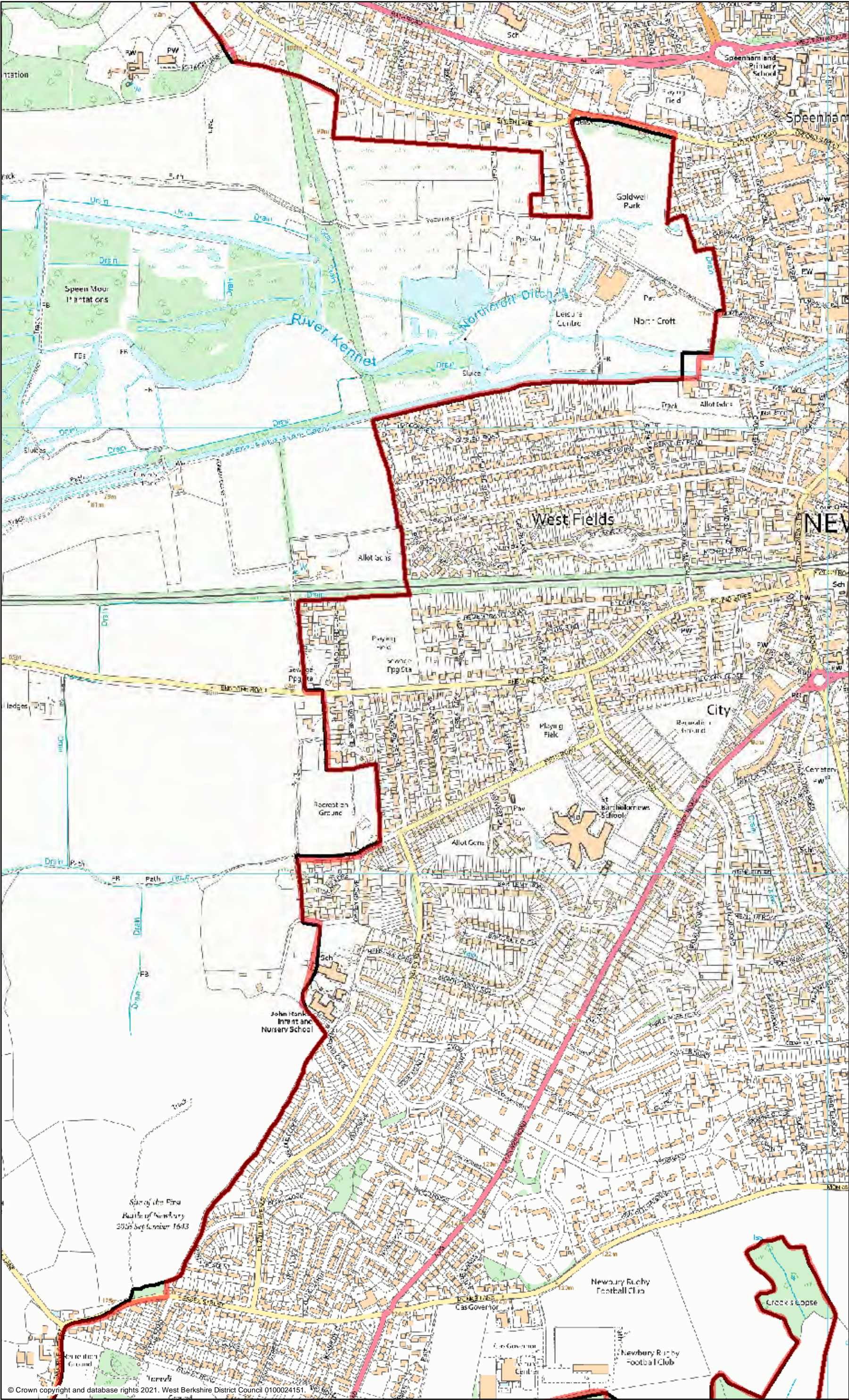
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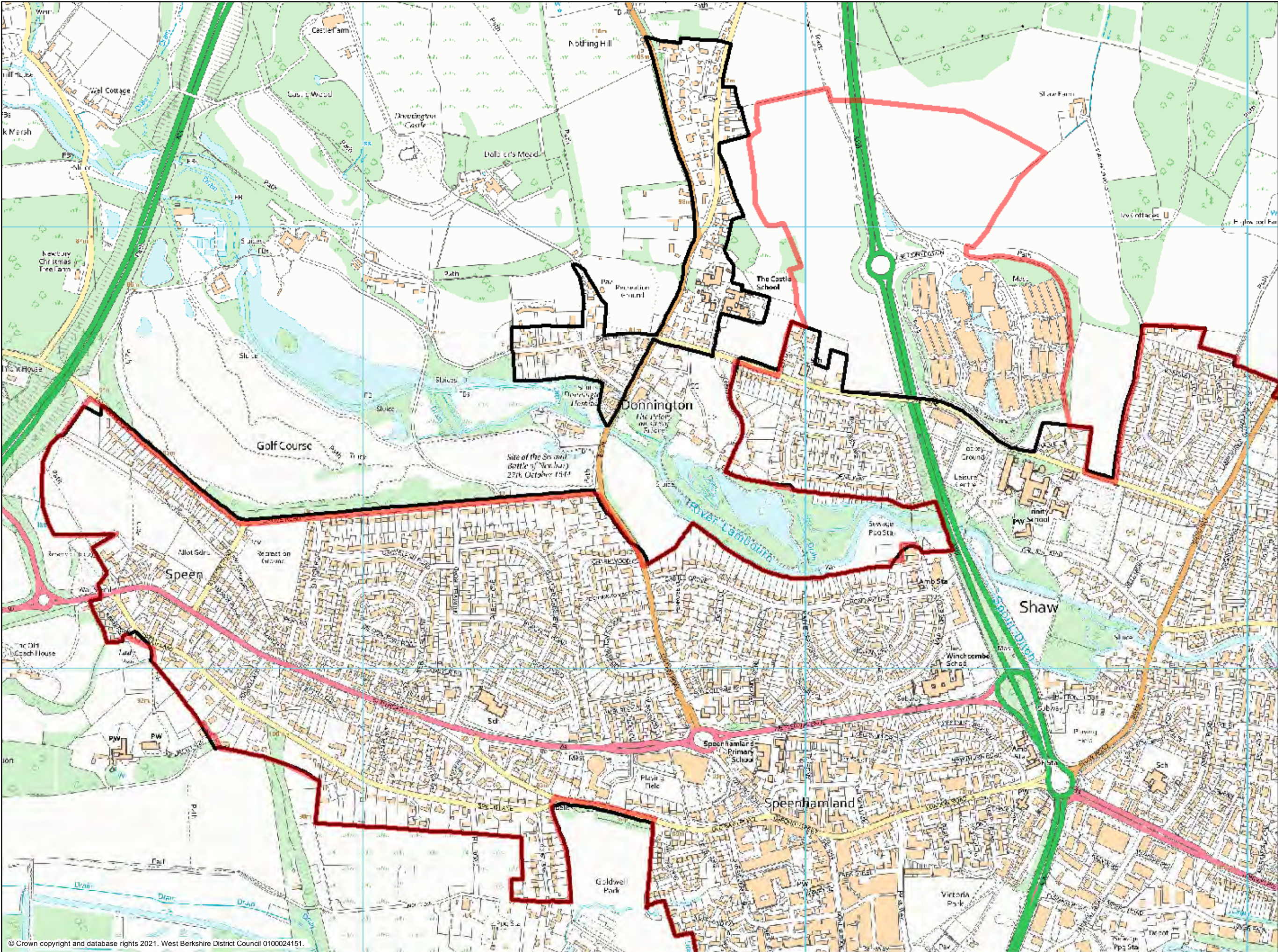
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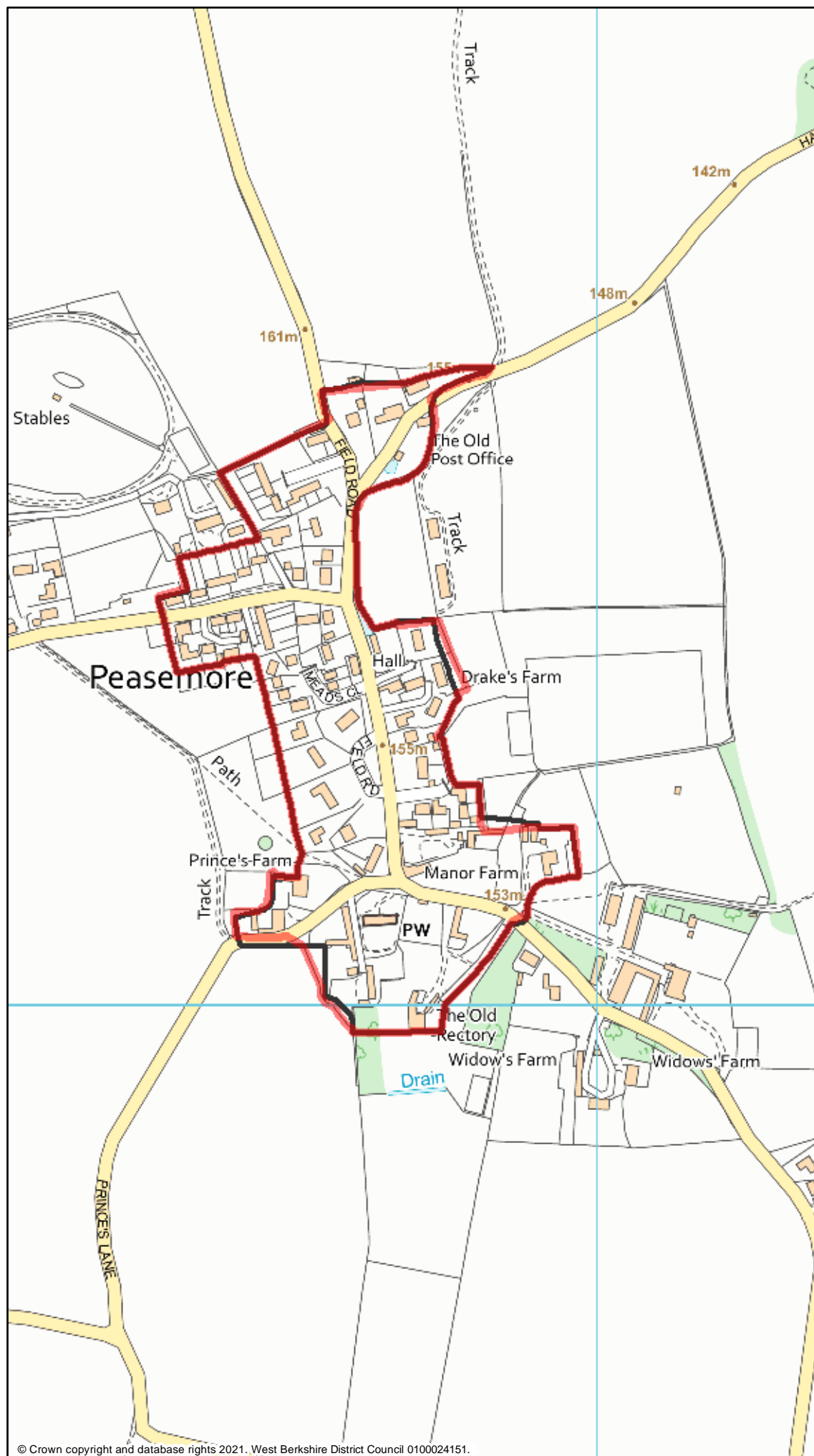
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West Berkshire Local  
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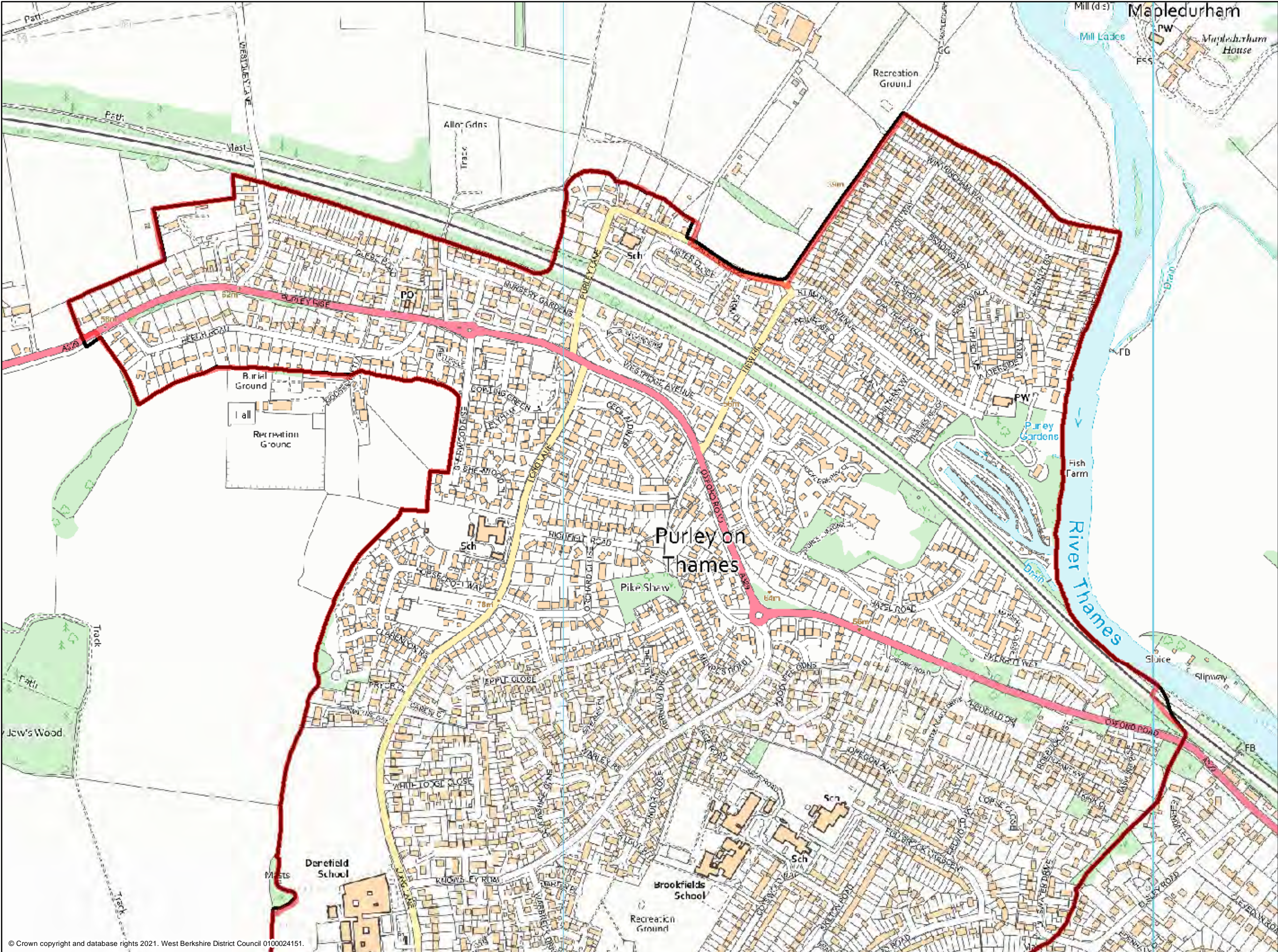
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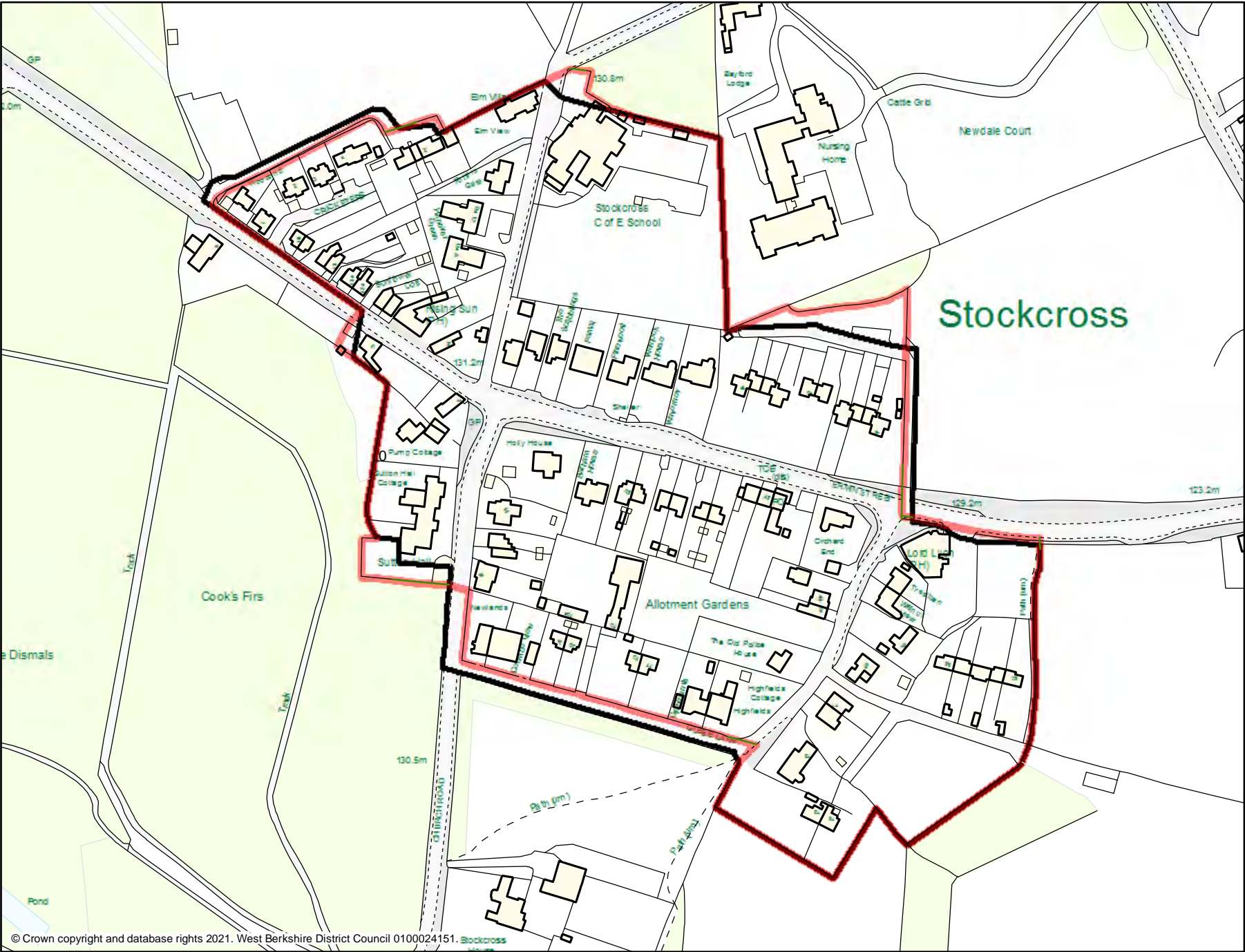
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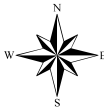
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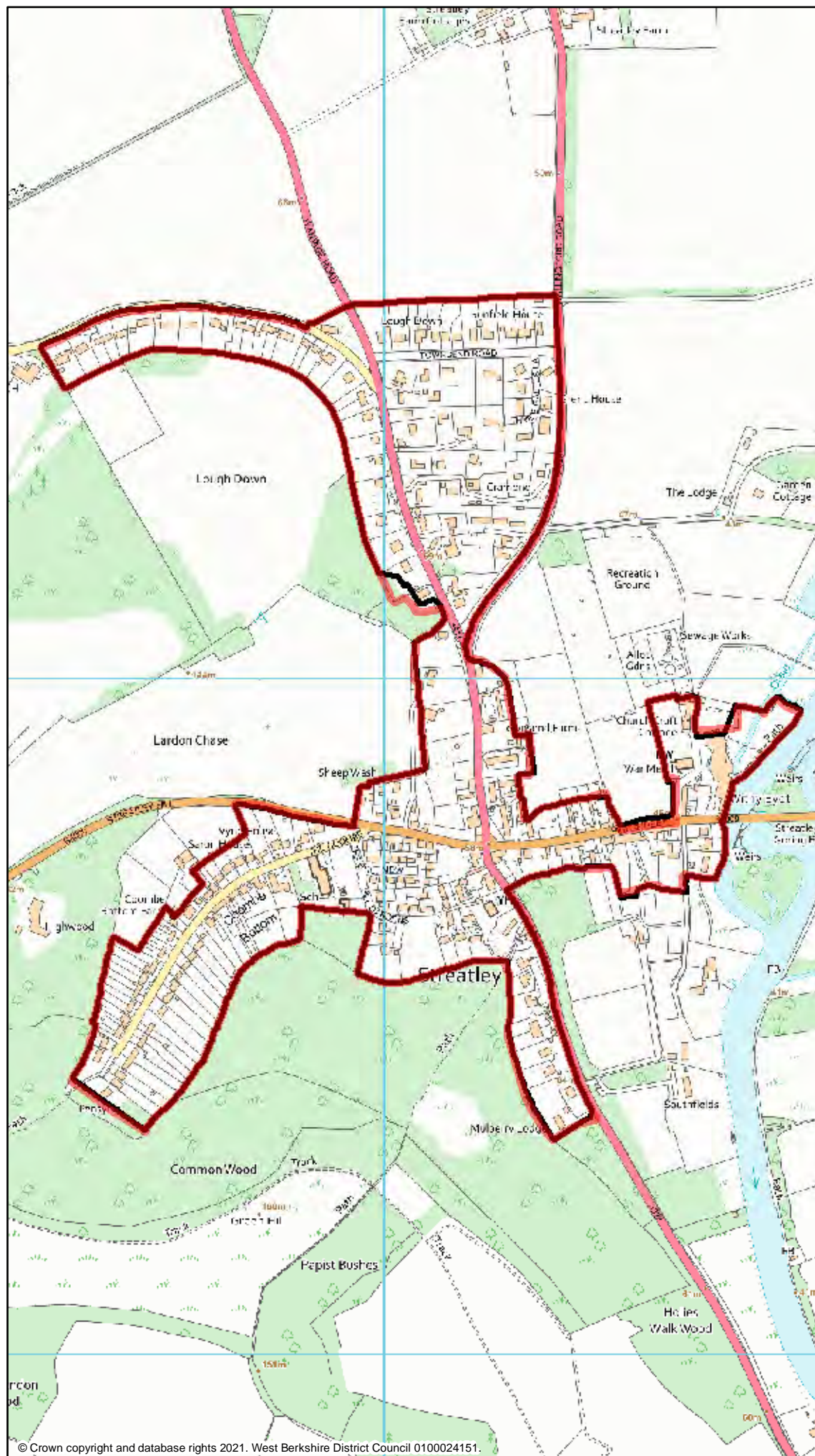
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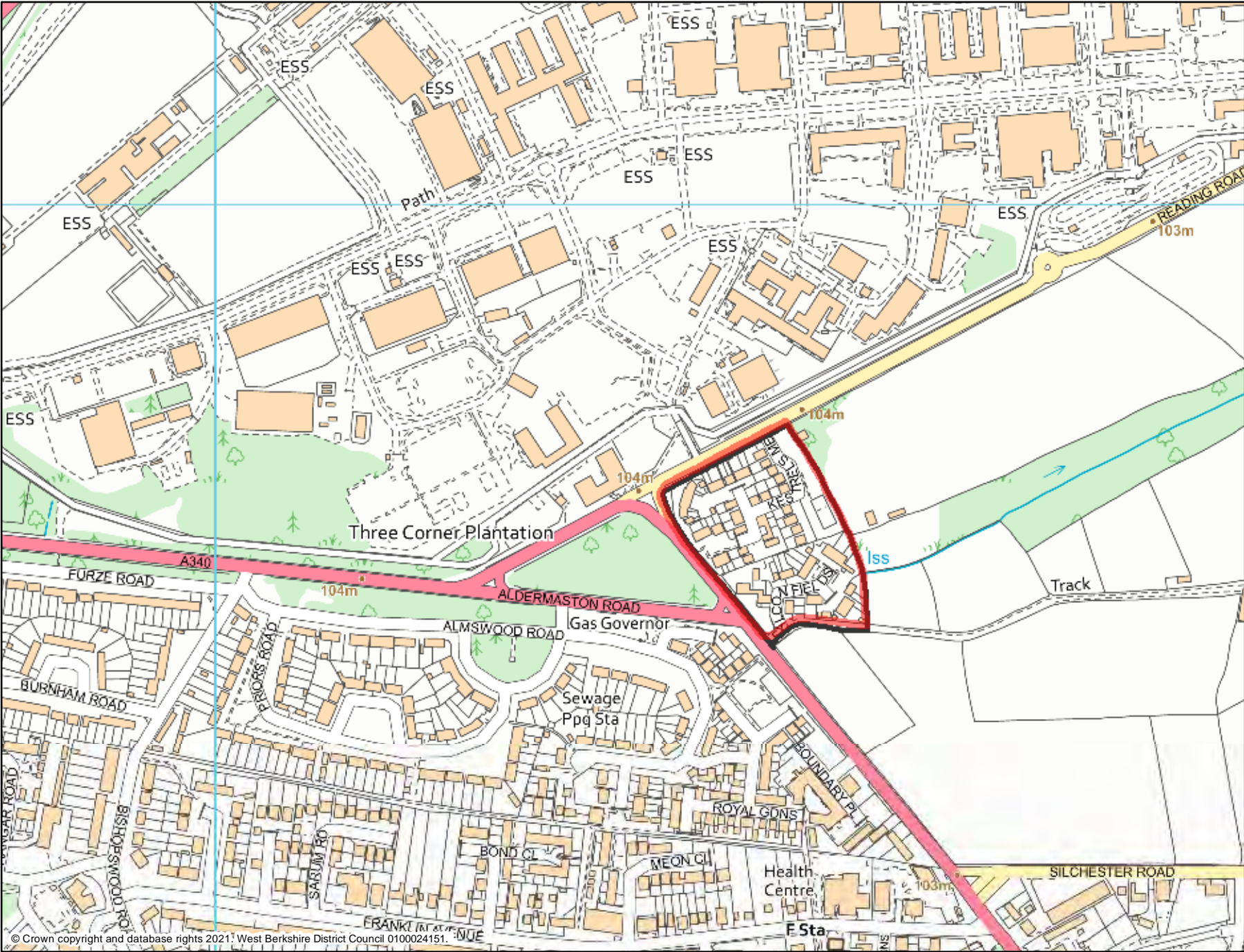
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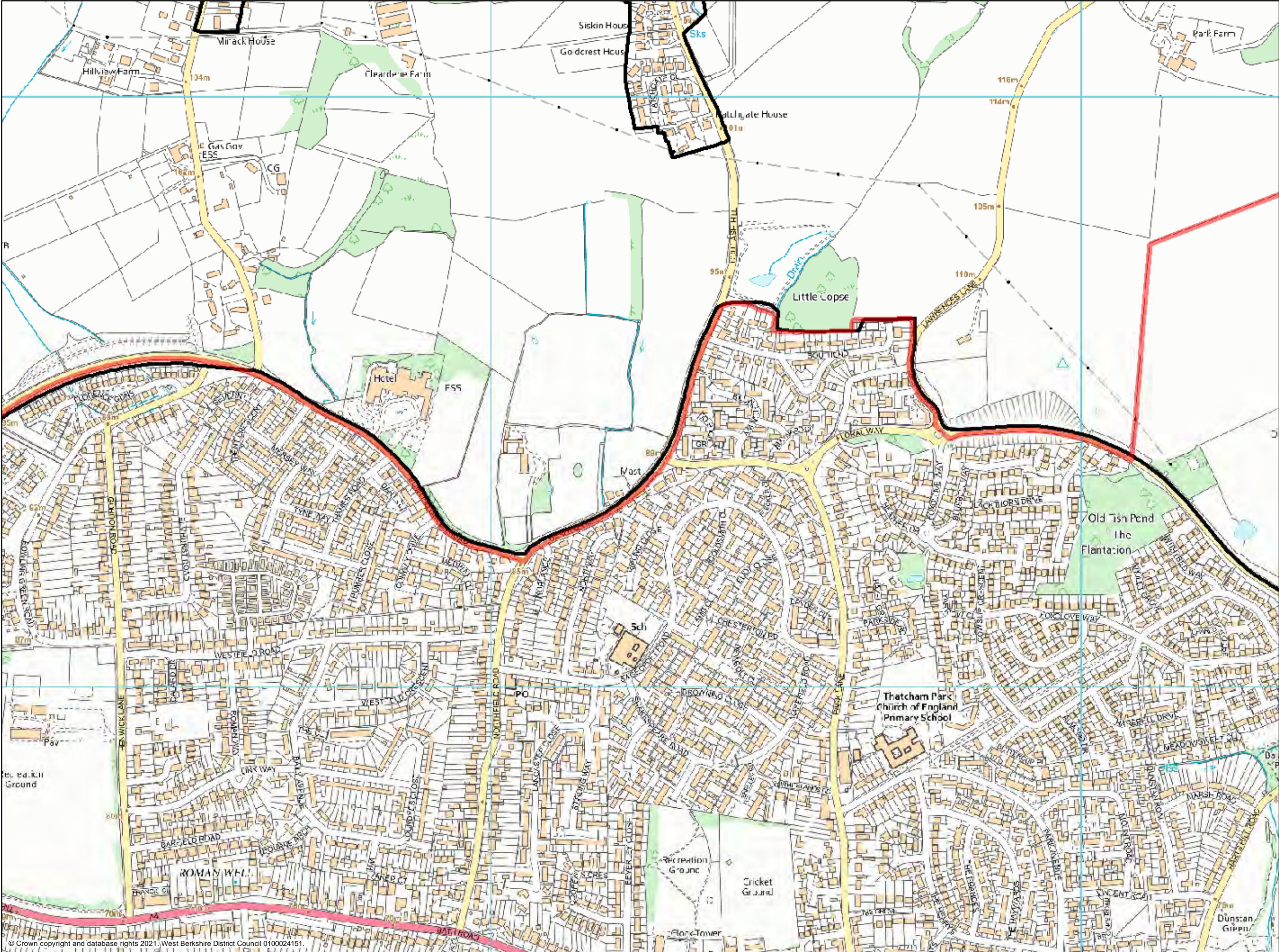
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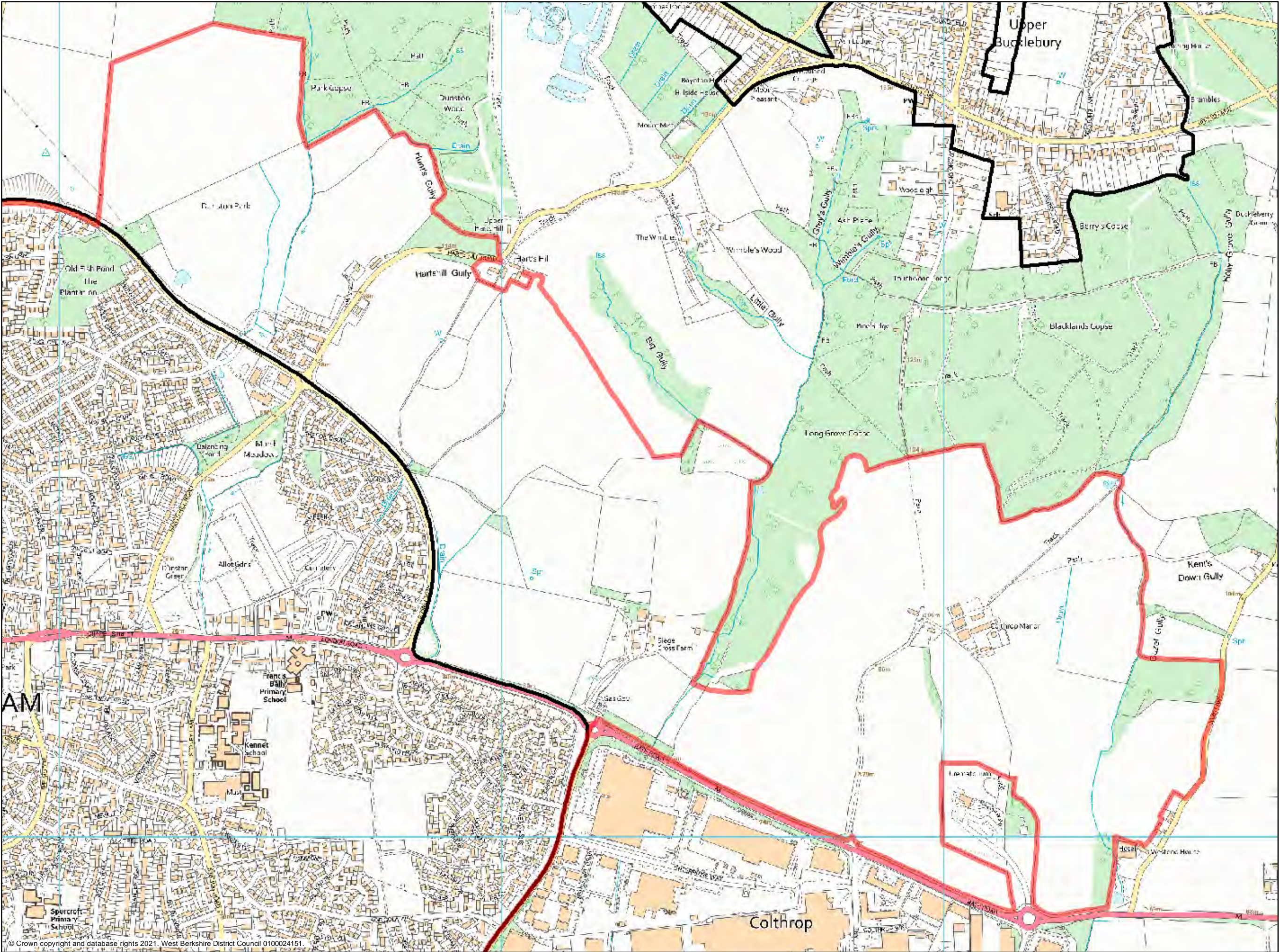
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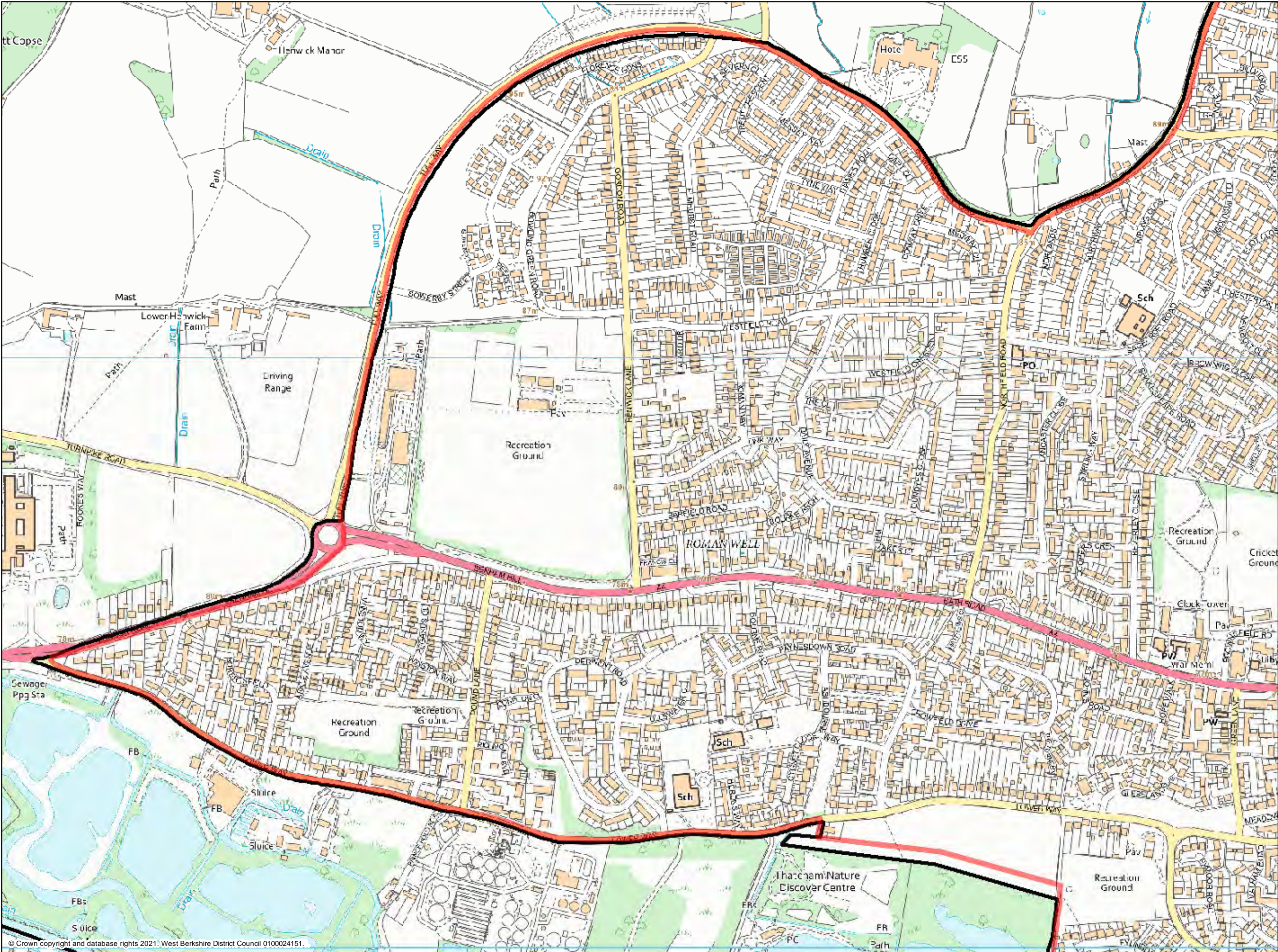












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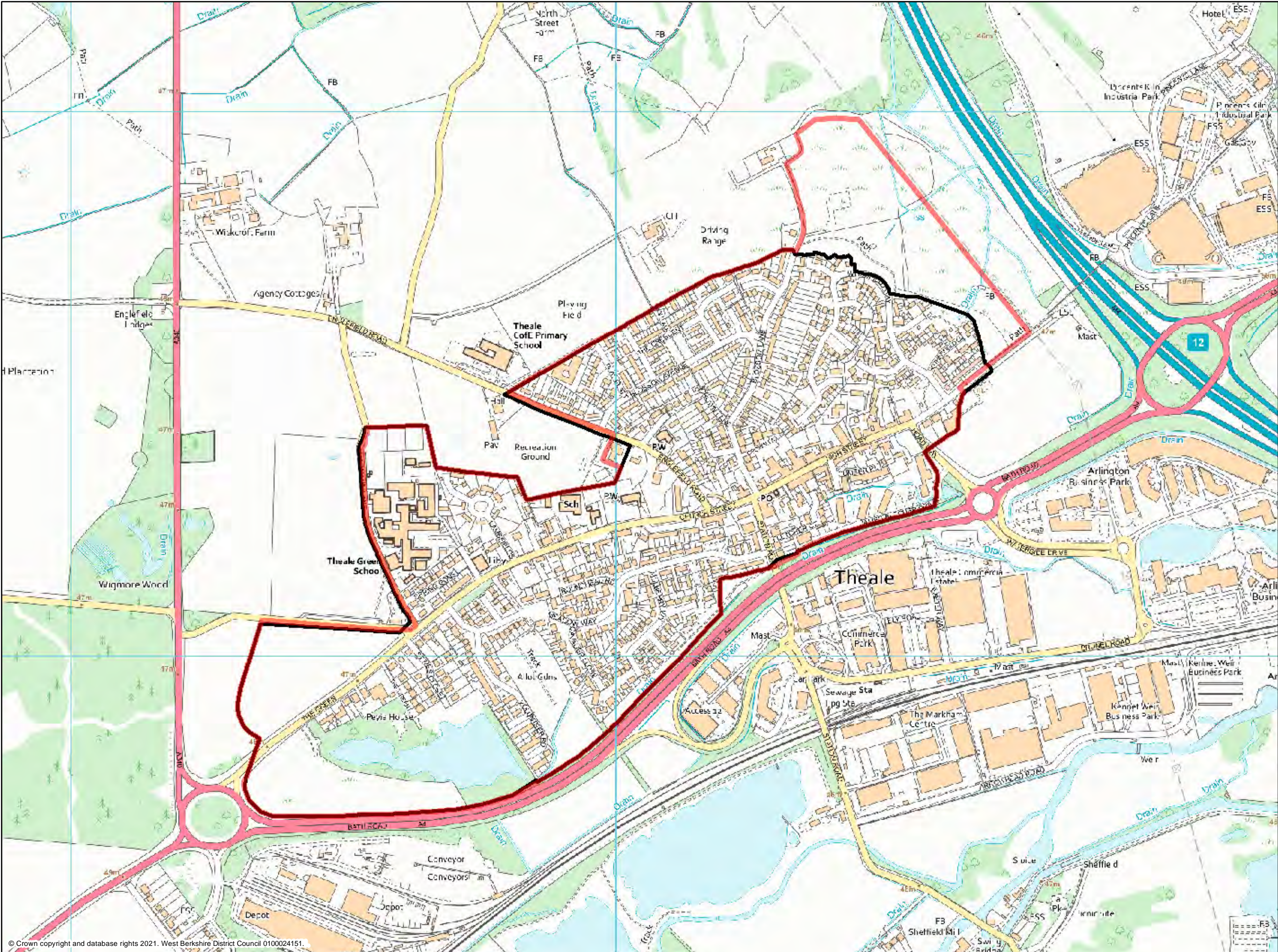
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**Legend**

**Emerging Draft  
West Berkshire Local  
Plan Review to 2037**

**Consultation with  
town/parish councils  
and  
neighbourhood planning  
groups - March 2021**

 Proposed new  
settlement  
boundary

 Existing  
settlement  
boundary

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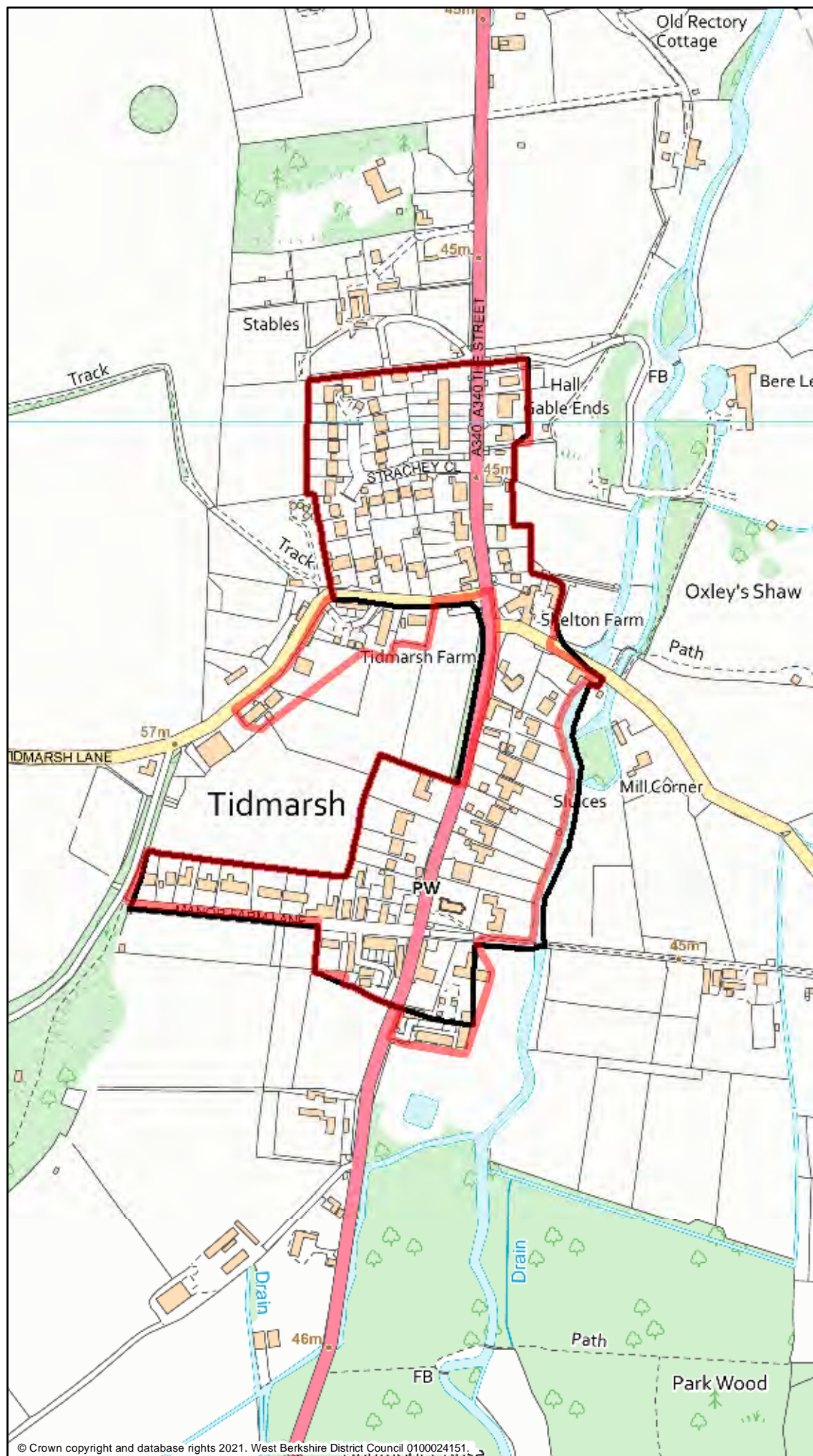
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### Legend

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West Berkshire Local  
Plan Review to 2037**

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-  Proposed new settlement boundary
-  Existing settlement boundary

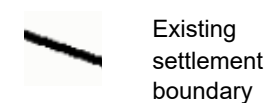
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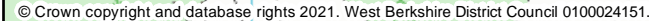
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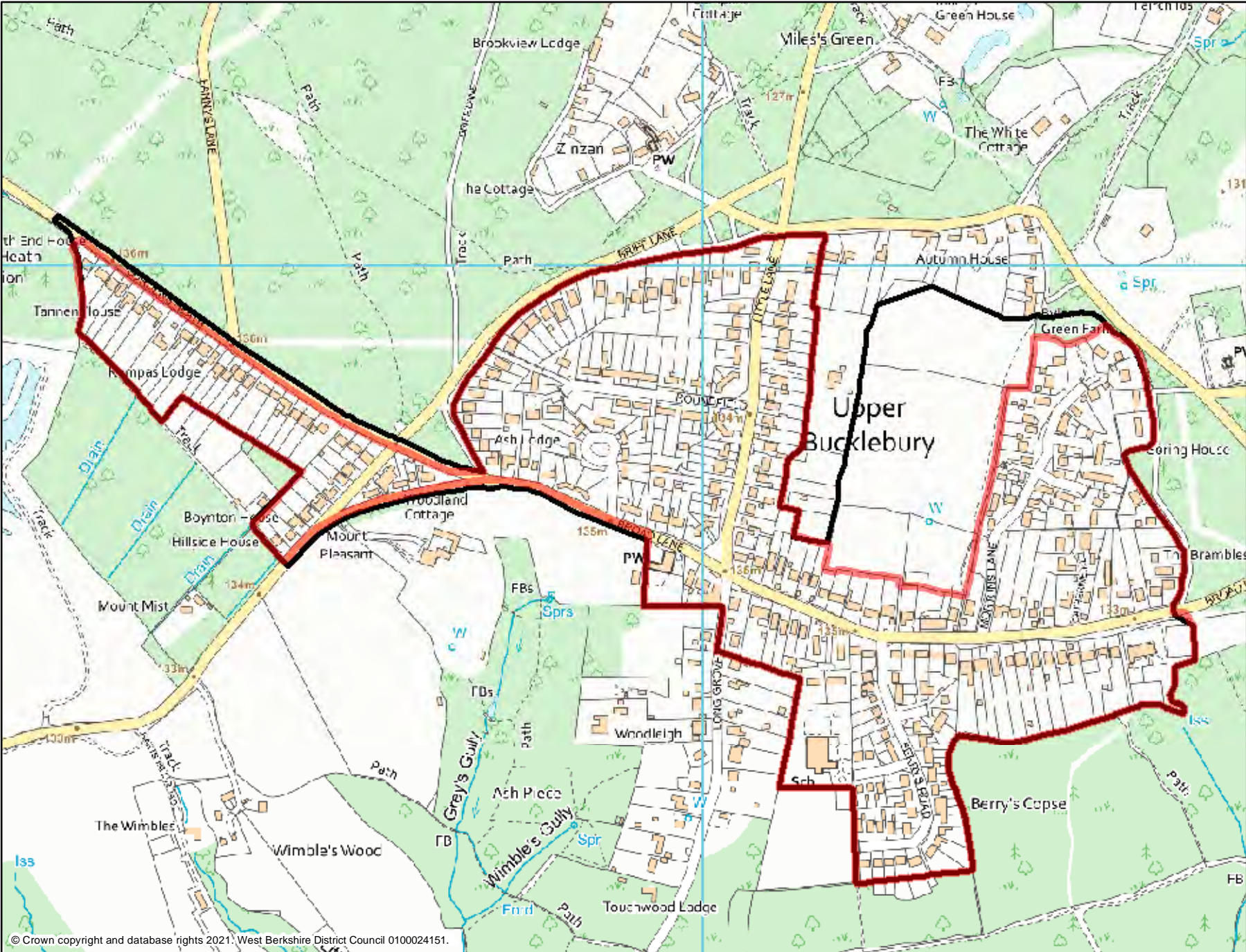


Existing  
settlement  
boundary

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Proposed new  
settlement  
boundary



Existing  
settlement  
boundary

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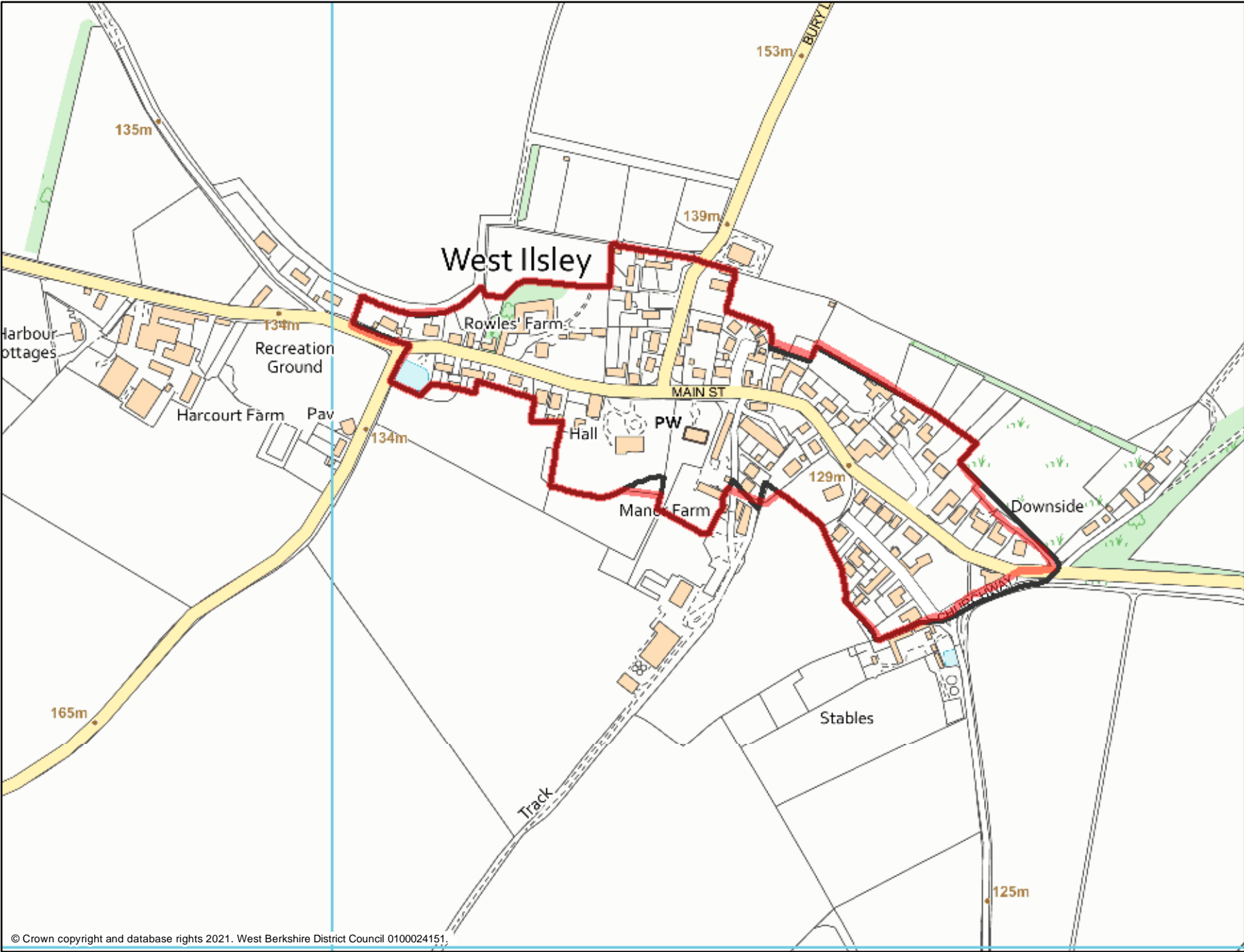
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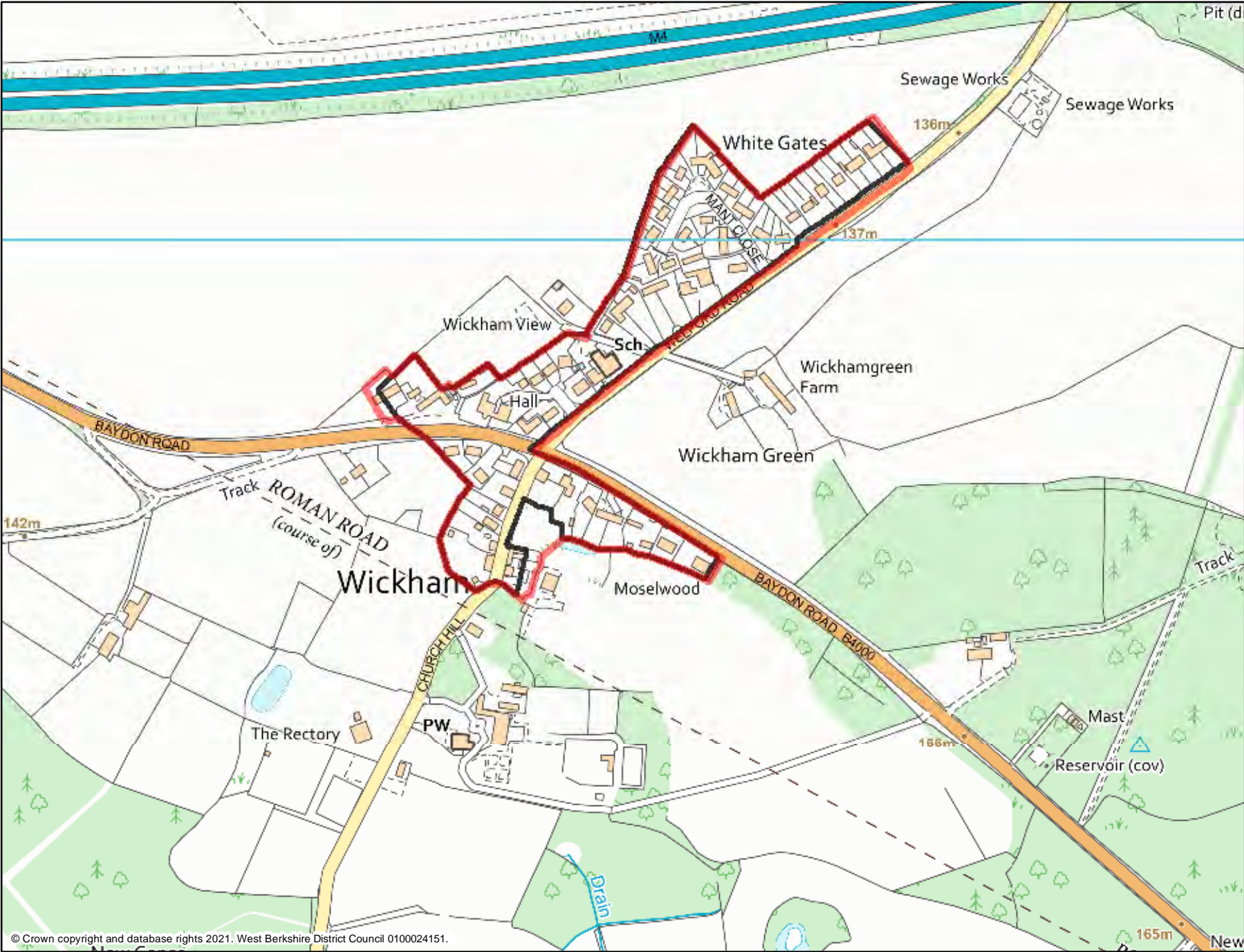
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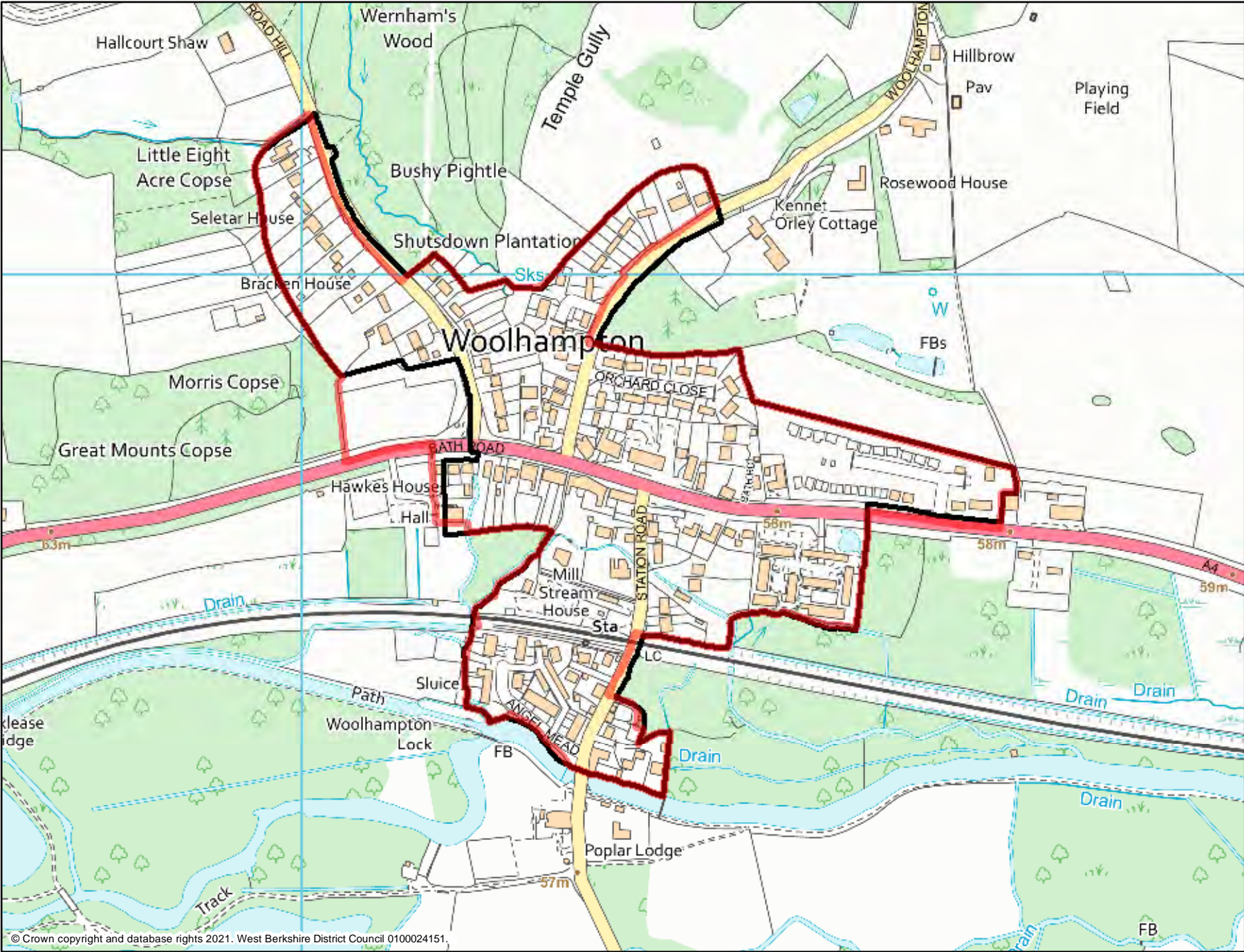
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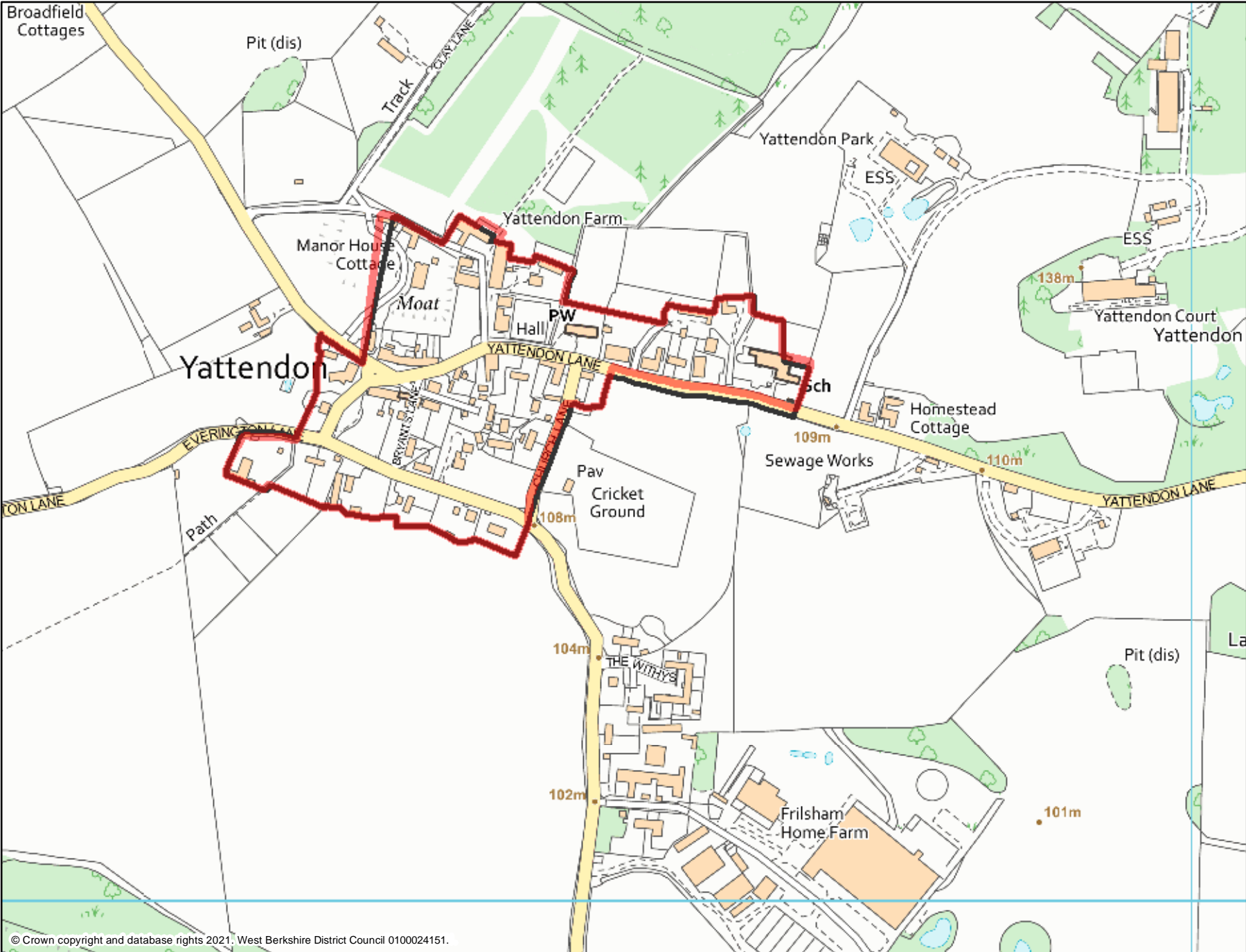
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**Legend**

**Emerging Draft  
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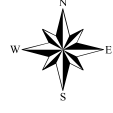
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**APPENDIX 4****Settlement Boundary Review (SBR)**

**Responses received to the informal consultation (9<sup>th</sup> March – 21<sup>st</sup> April 2021) with town and parish councils and NDP groups on proposed settlement boundaries and other comments received<sup>1</sup>, the Council's response to them and further amendments to the proposed new boundaries**

<b>Settlement</b>	<b>Respondent</b>	<b>Response</b>	<b>Council response including any further amendments to be made to the proposed new boundaries</b>
Aldermaston	Aldermaston Parish Council	Slightly amended to incorporate whole of school and land between Maida's Way access road and Conifer Cottage. This seems sensible as it is potentially building land and is adjacent to existing settlement boundary.	Comments noted. No further amendments to be made to the proposed new boundary.
Aldermaston Wharf	Aldermaston Parish Council	This is mostly Padworth and Beenham Parishes. The Aldermaston Parish area looks unchanged from last year and therefore seems acceptable.	Comments noted. No further amendments to be made to the proposed new boundary.
Ashmore Green	Cold Ash Parish Council	Our comments on the proposed changes are: Addition of Apple Tree Cottage into the settlement boundary. The Parish Council agreed that this would not materially impact any proposed development applications for the CA1 site. Minor changes to correct prior errors - all sensible and agreed	Comments noted. No further amendments to be made to the proposed new boundary.
Beedon	Beedon Parish Council	We have reviewed the proposed boundaries, discussed them at our parish meetings, which currently have been held by Zoom and with little public attendance. We have also received input from District Councillor Clive Hooker and your prompt responses to emails sent by our Chairman, Steve Price, which helped to clarify certain points. I would advise that Beedon PC have no further input in respect to the settlement boundaries proposed.	Comments noted. No further amendments to be made to the proposed new boundary.

<sup>1</sup> As part of this consultation it is understood that some town/parish councils chose to hold special meetings or undertake additional consultation within their local communities as appropriate. The consultation responses therefore include some individual representations from land owners and individual members of the public.



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
Beenham	Beenham Parish Council	Beenham Parish Council considered the proposed boundary changes at its meeting on 12th April and the Council had no further comments to make.	Comments noted. No further amendments to be made to the proposed new boundary.
Boxford	Boxford Parish Council	<p>The areas that we dispute that are valid to include are as follows: Westbrook, to the North of Knapps Farm [<i>Land to the north of Laburnum Cottages</i>] We strongly oppose this addition, the inclusion on your proposal of this agricultural land beyond the houses marked in yellow, is not in keeping with the principles. The land marked is agricultural, open countryside, and therefore cannot be considered as infill more an extension to a built-up area. From the criteria provided we believe this goes against your own policy not to include 'Open undeveloped parcels of land on the edges of settlements which are not either functionally or physically or visually related to the existing built-up area.' We request that the original boundary line here is used, this would then follow in a straight line up the extension proposed to the west incorporating the existing houses.</p> <p>The second area of concern is where the boundary line has been extended over the Old Railway Line. You may not be aware but this land forming part of the Newbury to Welford branch railway was transferred under a covenant – 'not to build or erect any building or other erection on any part of the property (provided this shall not preclude the erection of a garden shed or greenhouse).' Therefore we feel to include this in the new boundary lines would encourage unlawful development and strongly object to this adjustment, proposing that the original line be retained.</p> <p>In addition to these there are several areas that do seem valid to include given the criteria provided: South of Windle Cottage, Westbrook - Only half of the garden to the South of Windle Cottage has been included, and we believe old maps do show buildings at the south end of the garden where there are still footings in place. Beyond this garden there is also a Tennis Court owned by Westbrook House, again this seems valid to include as settlement, as it 'visually relates to the built-up area' and is 'recreational space physically surrounded by the settlement'. We recommend this is considered against your criteria to remain consistent in the approach.</p>	Land to the north of Laburnum Cottages, Westbrook - This area of land is being promoted for inclusion within the settlement boundary by the landowner (see lpr1636). The Council wanted to explore the potential for including the site as a 'single plot or other similar small scale development opportunity which would provide an infill or rounding off opportunity that is physically, functionally and visually related to the existing built up area' and the parish council was consulted on this basis. The comments from the parish council have been noted. It is acknowledged that the character of Westbrook becomes more rural at this point and the site itself is an open field used as a paddock. The properties beyond are much more of a loose knit nature than those to the south of the site and relate more to the wider rural landscape than the main settled area. An extension to the boundary on this side of the road would therefore present a good 'rounding off opportunity'. On balance and bearing in mind the strong views of



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
		<p>The other area we believe may be valid to include is shown below <i>[relates to Bridge Cottage and Haven Mead]</i> - The new line appears to go round the properties but not the gardens, to remain consistent in the approach we believe the boundary should follow the garden lines.</p>	<p>the local community, it is agreed that the settlement boundary should not be revised to include this site.</p> <p>Rear gardens of Sunnybrae and Rosebank along the old railway line – the comments relating to the restrictive covenant are noted but this is not a planning reason for policy/decision making. Development could be possible if the covenant were lifted or amended. Development can relate to garden structures and it is noted the covenant does not preclude garden sheds or greenhouses. Both properties and their curtilages clearly read as part of the built up area and so should be included within the settlement boundary.</p> <p>South of Windle Cottage, Westbrook – The comments from the parish council have been noted. Despite the current uses of this area, none of this land would appear to lie within the residential curtilage of either Windle Cottage or Westbrook Manor. It is agreed, however, that as a whole the land does read as physically, functionally and visually part of the built up area and so should be</p>



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
			<p>included within the settlement boundary. The boundary will therefore be amended accordingly.</p> <p>Bridge Cottage and Havenmead – In some cases the boundary has been drawn to the rear of built development in order to protect the character and form of the existing settlement. In this instance the Council had proposed to relax the boundary slightly to include some of the rear gardens whilst still ensuring the future retention of the linear form of development in this location. The comments and proposed new boundary from the parish council have been noted and whilst the argument for the inclusion of all of the rear gardens of Bridge Cottage and Havenmead is understood, it is still considered that in order to protect the character and form of the existing settlement the boundary should be drawn closer to the existing built development in this location. It is however agreed that the rear garden of Saddle Stones does read as part of the existing built up area and so could be retained within the boundary. The boundary will therefore be amended accordingly.</p>



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
Bradfield	Bradfield Parish Council	The Parish Council has no objection to the proposed changes to the settlement boundary in Bradfield (around Bradfield College).	Comments noted. No further amendments to be made to the proposed new boundary.
Bradfield Southend	Bradfield Parish Council	<p>The Parish Council has a number of comments on the settlement boundary changes for Bradfield Southend, in particular:</p> <ul style="list-style-type: none"> <li>- The land behind Wellington Gardens (BRAD5) should be outside of the settlement boundary.</li> <li>- The land which has outline planning permission on it (17/03411/OUTMAJ) to the north of Stretton Close (HSA22) needs to be squared off (currently the NW corner of the field is excluded).</li> <li>- The existing settlement boundary should be maintained at the rear of the gardens on the SW side of Heath Lane.</li> <li>- The gardens of the properties on The Laffords should be included within the settlement boundary (the gardens reach footpath BRAD6/1).</li> </ul>	<p>The comments from the parish council are noted.</p> <p>BRAD5 - The settlement boundary criteria make clear that boundaries will include sites allocated through the Local Plan process. Should BRAD5 be removed from the LPR the boundary would be adjusted to exclude it.</p> <p>HSA22 - It is agreed that the boundary should include the part of the field currently excluded and so the boundary will be revised to reflect this.</p> <p>Rear of gardens along Heath Lane – The Council wanted to explore the potential of including this area as a ‘single plot or other similar small scale development opportunity which would provide an infill or rounding off opportunity that is physically, functionally and visually related to the existing built up area’ and the parish council was consulted on this basis. Landscape sensitivity work undertaken for the Council in 2014 had suggested that this area may have potential for</p>



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
			<p>development. The comments from the parish council however have been noted. It is appreciated that housing site allocations have already been made in this part of the village through both the HSADPD and the LPR. This site may therefore be more appropriately considered through the <a href="#">Housing and Economic Land Availability Assessment (HELAA)</a> in the longer term. On balance and bearing in mind the views of the local community, it is agreed that the settlement boundary should not be revised to include this land. The boundary will therefore be amended accordingly.</p> <p>The Laffords - It is agreed that including the rear gardens of the properties on The Laffords would not harm the character and form of the settlement and so the boundary will be revised to include them.</p>
Brightwalton	Brightwalton Parish Council	<p>Thank you for the consultation on the proposed changes to the Settlement Boundary in Brightwalton and at Brightwalton Green and the extended time granted. An Extra Ordinary meeting was held on the 26th April to hear parishioner's views alongside Parish Councillor views, before a Councillor vote was held on each area. The Parish Council response to the proposals is as follows:</p> <p>The Parish Council accepts that the new boundary line should follow the new developments of Butts Furlong and Dunmore Meadow, however we note that this is a large extension to the boundary for a small village (approximately 17%</p>	<p>Comments noted.</p> <p>South of Northwood, Isbury and Killybegs - The Council wanted to explore the potential of including this area as the land relates visually, physically and functionally to the main settled area.</p>



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
		<p>increase to the area). This reflects how important the village felt it was to create village housing, providing an option for locals to stay in the village and help support young families, benefiting the village school too. We believe this demonstrates that Brightwalton has not been against appropriate development in the parish.</p> <p>The adjustment to the line on the gardens of 40 &amp; 41 Brightwalton we agree is a true reflection of the actual boundary line and we accept the proposal. On the same basis we accept the amendment to the East moving the boundary line to the settlement side of the road.</p> <p>We do however, strongly object to the movement of the settlement boundary to the South of Northwood, Isbury and Killybegs. This clearly contradicts your own policies:</p> <ul style="list-style-type: none"> <li>- 'Boundaries will exclude highly visible areas such as exposed ridges, land forms or open slopes on the edge of settlements.' This land is clearly visible from the land and properties extending from Brightwalton Green to Malthouse Farm and any development would therefore adversely impact the view from those areas.</li> <li>- 'Large gardens or other areas such as orchards, paddocks allotments and cemeteries which visually relate to the open countryside.' Part of the proposed land would be classed as large garden and part would be classed as paddock, both visually relating to the open countryside.</li> </ul> <p>In addition to the above, we would also like to state that we strongly feel that this area is not suitable for development. This is already a densely populated area of the village which leads to road and access issues, and immense pressure on the utilities here.</p> <p>Our latest Parish Plan identified that 77% of respondents felt that 'infilling of back gardens/green space had a negative impact'. It identified that residents moved to the village for its countryside setting and views; to allow infill here not only affects the views to open countryside of the houses in front but to the rest of the village across the fields. Infill here would therefore contradict the Parish Plan.</p> <p>We also ask that it is also noted that Parish Council has already fought hard to prevent infill on this site. We are adamant that moving the boundary as proposed would lead to further applications which would benefit individuals and not the parish as a whole.</p>	<p>It is noted that there is a good level of natural screening of the site and from the south the site reads as part of the main settled area.</p> <p>In deciding the most appropriate way forward the Council has carefully considered the views of the local community and the Inspector's decision relating to 18/02338/OUTD. It is noted that there is a good level of natural screening of the site and from the south the site reads as part of the main settled area and so on balance, should be included within the boundary.</p>



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
		We therefore respectfully ask that you reconsider the boundary lines proposals before continuing to the next step of publishing the draft version of the Local Plan review.	
	Marie Blackburn	<p>Since 2009 or earlier I have been requesting for the settlement boundary at Isbury to be reviewed and changed. As discussed, clearly, there seem to be an anomaly, as to how the settlement boundary has been drawn. It appears to me, to be more in-keeping, if the settlement boundary were to be changed to square-up the area from Saxon Acres to Brickleton Wood Cottage.</p> <p>Recently, WBC had submitted plans to all Parish Councils, proposing changes to settlement boundaries and sites identified in Brightwalton as suitable for development. WBC had marked the site currently known as Isbury as potential for development. However, the Brightwalton Parish Council had disputed this site as suitable for development based on issues such as parking, access, and high density of dwellings in this area and drew references to the Parish Plans as having a clear desire to retain the rural nature of the village.</p> <p>However, I would like to lodge our comments to counteract theirs, as follows:  My previous planning application two years ago for a small development on this land was not declined based on the Parish Council comments as stated above. The site has an entrance and driveway leading to the land at the back of Isbury from the main street. It will only need to be widened slightly - the Highways Department did not object to this request at all.</p> <p>Our current entrance is very close to the main street which is a thoroughfare for traffic and pedestrian to the local school, village hall, church, properties to Saxon acres and the rest of the street including all other routes.</p> <p>By replacing the existing property and building onto this land at the back of Isbury, we can provide safe and ample space for our vehicles to manoeuvre, at the same time provide off-road parking, thus, reducing some of the congestion considerably. It therefore makes sense to use our existing land that is readily available to us, more effectively, to benefit the villagers by easing some of the current congestion. A small development can also enable families to move into the area, further reducing some traffic of 'outsiders' driving into village to access the highly desirable school in Brightwalton.</p>	Comments noted.



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
		<p>Isbury is on a septic tank system and has been for over 30 years, any new small development can be on the same system consequently not burdening the existing village sewage system at all.</p> <p>The land identified is an existing plot attached to Isbury that has been used as a garden for over 30 years and we still use it as an extended garden. There are no applications for acquiring further land. The intention is to use only the existing land for development, therefore, there are no risks of infringing onto any other boundaries or areas of outstanding beauty. With that in mind, I presume, that may have been a reason for WBC proposing changes to the settlement boundaries and sites and identifying Isbury as suitable for development.</p> <p>The fact that the existing land is facing South, off the main street and sited at the back of Isbury, a small infill development will blend together naturally with the various properties in Saxon Acres and not be obvious from either the main street or from the back. The properties will blend sustainably, naturally and sympathetically, bearing in mind, that currently, there are numerous mixes of different types of property designs, styles, roof types and heights etc., including other properties that already exists outside the settlement boundaries in Brightwalton.</p> <p>In conclusion, I believe that the existing Parish Council Plan to retain the rural nature of the village will not be altered by a small development at the back of Isbury, away from the main street.</p>	
Brightwalton Green	Brightwalton Parish Council	<p>Brightwalton Green - The Parish Council agrees with the amendments from Green Farm north to re-align the boundary with the correct garden boundaries. In addition we agree with the policy to move boundaries to the settlement side of the road.</p> <p>The Parish Council rejects the proposal to include this area of land to the south of Marron. The current boundary line (in black) represents the actual boundary of the property, the proposed (red line) follows a fence line that has been put in by informal and temporary agreement between current owners. This land is actually part of Brightwalton Stud and in accordance with the guidelines, being paddock land it should be excluded from the settlement boundary.</p>	Comments noted. It is agreed the boundary should not be revised to include this additional area of land.
Brimpton	Brimpton Parish Council	Brimpton Parish Council reviewed the proposed settlement boundary for Brimpton at their meeting on 6th April and resolved to respond with no comment.	Comments noted. No further amendments to be made to the proposed new boundary.



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
Burghfield	Burghfield Parish Council	The Burghfield Neighbourhood Development Plan Steering Committee have reviewed this and here are our comments. We see that the changes for Burghfield Bridge and Burghfield cause no problems and are sensible.	Comments noted. No further amendments to be made to the proposed new boundary.
Burghfield Bridge	Burghfield Parish Council	The Burghfield Neighbourhood Development Plan Steering Committee have reviewed this and here are our comments. We see that the changes for Burghfield Bridge and Burghfield cause no problems and are sensible.	Comments noted. No further amendments to be made to the proposed new boundary.
Burghfield Common	Burghfield Parish Council	The Burghfield Neighbourhood Development Plan Steering Committee have reviewed this and here are our comments. We see that the changes for Burghfield Bridge and Burghfield cause no problems and are sensible. For Burghfield Common, the inclusion of the end of Oakley Drive and the inclusion of the new Burghfield Park (formerly "Firlands") development is quite logical, although it does not follow the parish boundary. It's that which is out of line - not a matter for now.	Comments noted. No further amendments to be made to the proposed new boundary as a result of the parish council comments, but the boundary will be amended to more accurately reflect the approved development at the allocated sites at land adjoining Pondhouse Farm Burghfield Common RSA18 (HSA15) and land to the rear of The Hollies, Burghfield Common RSA19 (HSA16).
Chaddleworth	Chaddleworth Parish Council	Chaddleworth Parish Council viewed the proposed new boundary but as it contains the 'most' developed area of the Parish, they could see no gain or loss to what currently exists. Most of the land in Chaddleworth is owned by 4 large estates (some has recently been sold and bought by these same estates) and to their knowledge no development is being planned. Chaddleworth Parish Council therefore feel that they would like to retain the existing situation of having no settlement boundary.	The comments from the parish council are noted. It is agreed that the proposed new boundary does only include the area of the village which has a close knit character and that any new development is likely to be small scale or focus on redeveloping existing sites. In deciding the most appropriate way forward the Council has carefully considered the views of the local community but on balance does believe that the creation of a



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
			boundary for Chaddleworth would create a level of certainty about where the principle of development is likely to be acceptable, whilst at the same time protecting the character and form of the village.
Chieveley	Chieveley Parish Council	<p>During the last Chieveley Parish Council meeting it was resolved that the settlement boundary for Chieveley Parish was asked to be as the plan we have mocked up showing the amendments to the boundary line in Blue (<i>not included here</i>) -</p> <p>The Coombe Cottage piece of land to be removed from the proposed settlement boundary and return to where it was. The land abuts the conservation area, and a current planning application has a dwelling part in the conservation area. Additionally the site is elevated and also departs from the accepted view that Chieveley is a linear village.</p> <p>The East Lane proposed boundary line is asked to be redrawn as per the site allocation objection previously submitted.</p>	<p>Comments noted.</p> <p>The settlement boundary was redrawn to include the land at Coombe Cottage as part of the Housing Site Allocations DPD <a href="#">HSADPD</a> which was adopted in May 2017. It is acknowledged that an application for 4 dwellings on the site was refused in April 2021 due to the number of plots representing an overdevelopment of the site in the context of the existing pattern of development. The Conservation Officer also noted that any development of these back gardens would be contrary to the current "grain" and historic pattern of development in this locality, and would impact on the northern setting of the Chieveley Conservation Area. For these reasons the Council therefore agrees that the proposed boundary should be amended to exclude this site.</p>



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
			The Council acknowledges the objection the parish council has to CHI23. The settlement boundary review criteria make clear however that all sites proposed for allocation in the LPR are included within the revised boundaries. If any of these sites are removed from the LPR before adoption, including CHI23, then the relevant settlement boundary will be redrawn to exclude them.
	Councillor Hilary Cole	<p>Is there any way we can take that piece of land at Morphetts Lane, Downend, Chieveley out of the settlement boundary. The only access to it is via a public footpath and other residents of Morphetts Lane are not agreeing any vehicular access, so the site is land-locked. The planning permission on the site is about to expire, so it would be better if this site was excluded.</p> <p>I do think when settlement boundaries are being redrawn that site access should be considered, because if it had been for this site, it would never have been included.</p> <p>The other site in Chieveley causing concern is one again where the settlement boundary was redrawn; land behind Coombe House and adjacent to Coombe Cottage. This land abuts the conservation area, and a current planning application has a dwelling part in the conservation area. Additionally the site is elevated and also departs from the accepted view that Chieveley is a linear village.</p>	<p>Comments noted.</p> <p>Morphetts Lane – The settlement boundary was redrawn as part of the HSADPD to include all of the properties along Morphetts Lane. This included the small piece of land behind Down End Farm at the northern end of the Lane. Planning permission on that site has now lapsed and the Ward Member's concerns about rights of access and the un-deliverability of the site are understood. The SBR has, however, taken a landscape-led approach to the drawing of settlement boundaries and any further changes need to accord with the agreed criteria. This is a private track (and public right of way) which is very rural in nature. Although screened, its</p>



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
			<p>character relates more to the wider rural landscape than the main settlement and is in contrast to the development along Downend Lane. On balance, the Council therefore considers that the whole of Morphett's Lane should be removed from the boundary and the proposed boundary amended accordingly.</p> <p>Coombe Cottage - The settlement boundary was redrawn to include the land at Coombe Cottage as part of the Housing Site Allocations DPD <a href="#">HSADPD</a>. It is acknowledged that an application for 4 dwellings on the site was refused in April 2021 due to the number of plots representing an overdevelopment of the site in the context of the existing pattern of development. The Conservation Officer also noted that any development of these back gardens would be contrary to the current "grain" and historic pattern of development in this locality, and would impact on the northern setting of the Chieveley Conservation Area. For these reasons the Council therefore agrees that the proposed boundary should be amended to exclude this site.</p>



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
	Jane Parkin	As joint owner of the land in question located off Morphetts Lane HSA DPD site CH14, (previously CH16) I can confirm the Land Registry title record for the land shows that it benefits from a legal right of access over Morphetts Lane. The land, driveway and Morphetts Lane all appear on the available detailed mapping, I refer to the 1810 Chieveley Enclosure map and the Ordnance Survey maps and revisions dating from 1882 to the present day. These details are confirmed in the report by Robin Carr Associates regarding Morphetts Lane I commissioned in 2019. The land in question is not land locked any comments to the contrary are misleading and incorrect.	Comments noted
Cold Ash	Cold Ash Parish Council	<p>Our comments on the larger proposed changes are:</p> <p>Inclusion of Beggars Folly and Ridge End Barn – tidies up the settlement boundary in line with the adjacent settlement to the east so makes sense. We query why the end property on the south side of the Ridge (Ramsbury House) was not included within the proposed new boundary.</p> <p>Including Woodlands Cottage near St Gabriel's – due to the local existing development this makes sense.</p> <p>Around Woodland Leaves Meadow – boundary moved further towards the Meadow and aligned with adjoining boundaries, which seems sensible.</p> <p>Correction of the borders around northern perimeter of Bucklebury Alley – this tidies up the boundary and makes it more consistent so makes sense.</p> <p>There are two proposed boundary changes with which we disagree and thus wish the existing boundary to remain. These are highlighted below as follows:</p> <p>1 Boundary change at the Old Pump House off Ashmore Green Road. We believe this proposed change was made in error based on a desk-based review, which fails to recognise the local topography and the fact that this is right on the escarpment rim and is thus a sensitive area. The proposed straight boundary line would impair the principle of sensitive gradation into the countryside, which has been applied elsewhere throughout the village, and thus would be anomalous; moreover the extended, straightened line is more connected with the escarpment and countryside views than it is with the existing settlement area, thus the proposed change would also contradict this principle of the boundary review.</p> <p>Acceptable boundary - map attached</p>	<p>Comments noted.</p> <p>Ramsbury House on the south side of The Ridge is not included within the boundary because it is felt it relates more to the wider countryside than it does to the main settlement.</p> <p>Old Pump House – comments noted. The current boundary goes through the middle of the built development and so needs to be redrawn to include the whole of the house. Other than that minor change, it is agreed that the existing boundary should be retained. The boundary will therefore be amended accordingly.</p> <p>Fishers Lane – The Council wanted to explore the potential of including these properties as they do feel physically, functionally and visually related to the existing built up area</p>



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		2. Boundary extension around 4 houses at top of Fishers Lane and Hermitage Road. The Parish Council consensus is that this boundary extension is inconsistent with the retention of the existing boundary along the rest of Fishers Lane to the west. Also the extension could encourage development which could exacerbate traffic problems on Fishers Lane and Hermitage Road.	and the parish council was consulted on this basis. The comments from the parish council however have been noted. It is acknowledged that whilst these particular properties read as part of the close knit settlement the rest of the properties along Fishers Lane do not. The desirability of maintaining the boundary consistently along the whole Fishers Lane is appreciated and so it is agreed the boundary should not be revised to include this additional area of land. The boundary will therefore be amended accordingly.
Compton	Compton Parish Council	Compton Parish Council discussed the settlement boundary at their meeting last night (26 <sup>th</sup> April 2021) and have 'no objections' to the proposed revisions.	Comments noted. No amendments to be made to the proposed new boundary.
Eastbury	Lambourn NDP Steering Group	August/September 2021 – the NDP Steering Group asked the Council to incorporate the work it had done separately already for Eastbury into the overall settlement boundary review for the District	Request noted. The Council agrees with the majority of amendments proposed by the residents and therefore proposes to make the following changes to the existing settlement boundary - align the boundary to the curtilage of Earlswood House along Back Road. Include more of the curtilage of Pidgeon House and part of the curtilage of Mount Pleasant Cottage. Include Eastbury House and part of its curtilage. Include



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			<p>The Orchard and part of its curtilage. Align the boundary around the existing built development at The Granary. Expand the boundary around the building adjacent to Poughley Cottage along Newbury Road.</p> <p>It is also proposed to create a new boundary around the Village Hall, 1-9 The Hermitage, Hermitage House, Brigstock, Gumletons, Braeside, The Benhams, Box Hedge Cottage and Riverside Cottage. Align the boundary to reflect features on the grounds at St. James House and The Plough and South Lodge.</p> <p>Although put forward by residents, it is not proposed to include Pennyhill House and Laburnum Cottage as they read as part of the rural approach to the village. It is also not proposed to include Drakes Island as it lies on the other side of the river and reads as part of the wider rural landscape.</p>
East Ilsley	East Ilsley Parish Council	<p>Thank you for allowing us an extension of one week to get our comments back to you on the proposed new settlement boundary and for your very helpful comments in red below. I shared these with the council before our meeting.</p> <p>We met last night (27 April 2021) on Zoom and all were in favour of the proposals to the settlement boundary. Reasons for the amended areas are understood and we are happy to support this.</p>	<p>Comments noted.</p> <p>No further amendments to be made to the proposed new boundary.</p>



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Eddington	Hungerford Town Council	Further to the receipt of the maps showing the proposed new settlement boundaries for Hungerford and Eddington, Hungerford Town Council accepts the proposed new settlement boundaries. However, on the Eddington map, there is a proposed change to the boundary along the A4 in the area between Cottrell Close and the Veterinary Hospital. HTC would be grateful if you could supply more details to enable a better understanding of the rationale behind this change.	Comments noted. No further amendments to be made to the proposed new boundary.  4 Bath Road is considered to relate functionally, physically and visually to the main settled area and could potentially also offer a future infill or rounding off opportunity.
Hampstead Norreys	Hampstead Norreys Parish Council	Hampstead Norreys reviewed the suggested changes at their meeting on 25th March. The Council noted their disappointment that the plan provided does not reflect all their suggested changes <i>[from March 2020]</i> . They have therefore suggested the attached changes to the northern part of the settlement boundary, suggesting that the boundary should run south in front of the additional houses in Folly View that are now being included and run east along the boundary of the property on this land. They also stated they saw very little point in the changes being made at the south eastern point of the boundary. <i>[Map attached]</i>	Comments noted. The Council did appreciate the approach that was adopted by the parish council when first consulted in Feb/March 2020. The changes proposed to the northern boundary of the village however were quite extensive and in the main related to open parcels of land, agricultural buildings and isolated development which did not form part of the main settled area but which were clearly seen as part of the wider rural context. In trying to accommodate the parish council's suggestions the Council does agree that there is an opportunity to round off the settlement in this area on land that both physically and visually relates to the built up area. Whilst noting that the parish council has now suggested not including this land, the Council still believes it would be appropriate to revise the boundary to include this land between 1 Folly



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			View and The Pheasants along Water Street. It is acknowledged that the changes in the south eastern part of the village are minor in nature.
Hermitage	Hermitage Parish Council	Oare View is to be moved into the settlement. HPC does not object to this proposal. It is proposed to close the gap in the settlement boundary on the Hampstead Norreys Rd (B4009). This is the access to Roebuck Wood which should not be moved into the settlement. HPC objects to this proposal. The verge on Pinewood Crescent, adjacent to the entrance to Furze Hill and Village Hall is moved out of the settlement. As the landowner HPC approves of this proposal.	Comments noted. It is agreed that the access to Roebuck Wood should remain outside the settlement boundary and that the boundary should not be revised to include this additional area of land. The boundary will therefore be amended accordingly.
Hungerford	Hungerford Town Council	Further to the receipt of the maps showing the proposed new settlement boundaries for Hungerford and Eddington, Hungerford Town Council accepts the proposed new settlement boundaries.	Comments noted. No further amendments to be made to the proposed new boundary.
	Brian Withers	<i>(submitted August 2021)</i> Strongrove hill has always been considered to be part of Hungerford in the parish of Hungerford. It is shown on the attached map <i>[attached to rep only]</i> as Charnham Street but this is incorrect as it has been known as and is marked on the OS as Strongrove Hill. That said, it is a group of houses which were built 100 years or more ago, probably for estate or farmworkers in the area. It is however not included, probably because it has been overlooked, within the settlement boundary of Hungerford, despite the fact that it comprises eight properties which are parallel to the A4 but because of the terrain, well below the level of the roadway. The houses are numbered 122 to 130. Of these houses, two of them no longer exist as they were burned to the ground some years ago and have since disappeared although we do have photographic evidence of their existence. To be honest, there is from us, a planning application to use the two plots 124 and 125 to build two houses. Planning application no 21/00185/FULD. We have spent a great deal of effort to meet the planning departments policies in regard to the location layout, how we are going to protect the Freemans Marsh and meet the Environment Agency requirements, the tree officers requirements and	Comments noted. It is important to separate out the request to include Strongrove Hill inside the settlement boundary for Hungerford from issues relating to the planning application. This response deals with the former only.  The extensive background work that has gone into supporting the request to include Strongrove Hill in the settlement boundary of Hungerford is acknowledged.  The Council has taken a landscape led approach to the drawing of



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		<p>support the support the bio diversity on the land. We are in contact with the West Berks planning department and have submitted a paper for the portal "Supporting Evidence". The stumbling block now appears to be allied to the settlement boundary. Within that paper, we have highlighted the recent boundary changes which are presented in your Emerging Plan to 2037 and those in the 2017 plan which in some cases have shown to have had the boundary moved to include some later developments which were retrospectively included when the 2017 boundary was drawn. I'm not sure what boundary was in use before this plan however. We felt....[text removed] that this location would be a brownfield site and that it could also be considered as a windfall site as within the NPPF statement it encourages planning authorities to support those within their policies and decisions. We also make the case for adding to the required housing stock as required by government pressures. ....[text removed] As the draft plan is an emerging plan for 2020 to 2037, is there an opportunity to redraw the boundary to encompass the area of Stronggrove hill. As far as I can see, there will be no impact on further development as the properties are bonded on one side by the A4 and on the other, a gravel roadway which is also a right of way, and a fairly wide strip of land known as the buffer between the houses and the Marsh. It also brings the settlement firmly into that of the Hungerford Town Council. ....[text removed]</p> <p>Part of the problem with settlement boundaries is that residents only look at these maps when they are drawn to them by a sudden planning application for loads of houses. I think this was very apparent when you did your online discussion of the emerging draft where most of the questions covered what was being planned in Thatcham. This is the case with Stronggrove Hill in that nobody has been aware of a settlement boundary which may or may not be covering their residence or adjacent to. I think we may have fallen into this category, perhaps wrongly assuming it wasn't actually a wall and there was some flexibility. <i>(Map proposing a boundary revision to include Stongrove Hill included with representation)</i>  <i>(Further information submitted 5<sup>th</sup> September)</i> Just as an addendum, can I point out how the Hungerford boundaries have been stretched to cover areas not included. You will note that the 2015 boundary behind The Croft has moved to cover up to the Kennet and Avon Canal. No idea why but you may know. Similarly, the western side has been moved to cover a previous development by the Hungerford trading Estate. And of course HUN021 which now covers part of what</p>	<p>settlement boundaries. Whilst it is appreciated that the small group of houses functionally relate to Hungerford, a site visit has confirmed that the area is clearly both visually and physically separated from the main built up area of the town by Freemans Marsh. The group of houses sit below the level of the A4 and so cannot be seen from it. The area clearly reads as part of the wider rural landscape. The SBR criteria make clear that boundaries will usually only be drawn around the main settlement area – the area which has a close knit physical character. In contrast, development which is physically or visually detached from the settlement, areas of sporadic, dispersed or ribbon development, or loose knit arrangements of buildings on the edge of a settlement will usually be excluded. As Stronggrove Hill is both physically and visually detached from the main settled area of Hungerford and the properties there clearly read as part of the wider rural landscape it is therefore not considered appropriate for inclusion within the settlement boundary.</p>



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		<p>seems to be an infill. HUN021 was excluded by the settlement boundary but now is over ridden. I guess there was a reason for this also. There are of course many large development areas proposed on the 2021 settlement boundary review. Of interest is the development area proposed on the southern side of the Freemans Marsh which coincidentally, is directly opposite Strongrove Hill, which sits on the Northern boundary of the Marsh. This site HUN10 is between the railway and along the side up to the Freeman's Marsh. You will understand that the residents of Strongrove hill who occupy these old town properties are slightly bemused by the fact that they are excluded when acres of land on the opposite side of the A4 has been covered by housing and, in an AONB, is home to large ugly and intrusive commercial buildings.</p> <p><i>(More information submitted 9<sup>th</sup> September)</i> - I attach a set of discussion items.... This draws from the criteria and refers to the paper headed <u>Revised Settlement Boundary Review Criteria</u></p> <p><u>The council will take a landscape led approach</u></p> <p>Landscape character assessment for West Berkshire - Strongrove Hill is a group of houses which have been part of the Hungerford West Berkshire landscape for 100 years or more. It has always been part of that and its situation is nestled below the A4 above and although within the area and alongside the Freemans Marsh, retains its own character.</p> <p>North Wessex Downs AONB Landscape Character Assessment - Again, this area has been tested. Although it fronts onto the Freemans Marsh it has no intrusive areas which fail to meet the Landscape Character Assessment. It should be noted that the Southern side of the Marsh has been earmarked for possible development right up to the Kennet and Avon Canal. Equally, on the opposite side of the A4 will be found large and recent commercial developments which really do impact on the AONB. Strongrove houses are low and do not form a visual impact to the detriment of the North Wessex Downs.</p> <p>Landscape Sensitivity Studies (2009 &amp; 2011) - "In some cases, in order to mitigate the existing harm to the AONB landscape from existing built form such as modern housing on the edge of the town, some new development may be advantageous"</p> <p>"It is recommended that any expansion is achieved through a greater number of well landscaped smaller sites which are discrete and distinct"</p>	<p>In response to information submitted on 5<sup>th</sup> September - The settlement boundary for Hungerford was revised as part of the Housing Site Allocations Development Plan Document (HSADPD) in May 2017 according to the criteria set out in that document.</p> <p>There seems to be some confusion between the sites being promoted through the Housing and Economic Land Availability Assessment (HELAA) and the SBR. The HELAA simply shows land which is being promoted for development. It does not form part of the SBR.</p>



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		<p>Landscape Capacity assessment - This is an area which has no capacity for development other than the replacement within the group for two homes which were demolished by fire. There has never been any expansion of the settlement and this is not an expectation and possibility, now and into the future other than the replacement of the two properties missing within the postal numbering.</p> <p>Historic Landscape Characterisation. Historic Environment Record Settlement Character studies. Parish design and Conservation areas - Because the area of Strongrove Hill has had little development other than rebuilding the original thatched cottage within the same footprint and in the same position, the historic quality of this enclave has rarely reached the local planning agency and therefore has not been part of a Settlement Character study. That said it is on the northern side of the Freemans Marsh which is the responsibility of the Hungerford Town Council. That means that residents do cherish the Marsh and the right of way which passes along the Strongrove access road and over the Marsh towards the K&amp;A canal. (Path 33). Clearly the Parish/Town council wish to protect the environment and all Strongrove residents take this responsibility seriously and have an excellent relationship with that body.</p> <p>Adopted Parish plans - There has never been any doubt that the houses that comprise and are the core of the 100 year old settlement is a functional part of Hungerford town. It has a footpath to the town along Charnham Street, allowing pedestrian access, is within a short walk of the railway station and to the west a footpath (path 33) towards the Church and that portion of the town.</p> <p><u>Principles of Inclusion of land uses:</u></p> <p>While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside - This small group of houses and the land covered by them will not result in unrestricted growth into the countryside. Any development such as the replacement of the two missing houses will be the sum total of any possible development and there will be absolutely no adverse or detrimental impact on the character of Hungerford or that of Strongrove Hill.</p> <p><u>Boundaries will include:</u></p> <p>The main settlement area; close knit physical character - The area of Strongrove Hill has always been a close knit area on a portion of the town which is linked to the town with access routes by footpath (see above). It is considered that the only</p>	



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		<p>reason it has been excluded from settlement maps is because it is a small promontory on those maps which doesn't quite fit the nice contours around the town.</p> <p>Sites allocated through the local plan process - As there is no major development available and the missing house replacement is minor, this allocation is not considered by planning.</p> <p>Curtilages and the countryside - Although this is not part of the built up area, it forms a relationship not only with the town, but also where there has been major development to the north of the A4 in the past. The location of Strongrove Hill, forms a positive end to Hungerford. At the edges are, countryside such as the Freemans Marsh to the south with the Marsh carefully protected by land forming an environmental buffer zone. There is also farmland to the west.</p> <p>Recreational open space and existing community facilities - Although these are not within the Strongrove Hill enclave it is worth considering their closeness. All these amenities are a short walk away. Junior schools. Library, Church, doctors' surgeries etc. These are of course included within the respective and existing settlement boundary. The footpath across the Marsh supported by Strongrove Hill is a spectacular open countryside footpath and well used.</p> <p>Single plots or other similar small scale development opportunities - Strongrove has an opportunity to infill the two houses on the plot where they once stood. These are houses from the postal numbering system, numbers 124 and 125 which existed there until they were burned down and demolished, more by time and natural overgrown vegetation. These applied for sympathetically designed houses will provide functionality and will be visually related to other properties in the location. The potential for this small addition is supported by the residents with no letters of objection. It has been considered acceptable by all the government bodies, Tree officer, Highways Agency, Natural England, the Environment Agency, Hungerford Town Council, Canal and River Trust and the Kennet and Avon Canal Trust</p> <p><u>Boundaries will exclude:</u></p> <p>Highly visible areas. Open undeveloped parcels of land - Strongrove is not a highly visible area and sits nicely below the A4 road line at a few feet above the Marsh but well outside the flood plain. It is not on an open slope on the edge of settlements. It is not an undeveloped parcel of land on the edge of the settlement</p>	



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		<p>but is functionally and the residents believe, historically, related to the built up area of Charnham Street and the town.</p> <p>Recreational or amenity space – Whilst the western end of Stronggrove hosts a footpath which is a right of way and which extends into the countryside, Stronggrove is not a recreational or amenity open space. It is primarily a historical residential location. Equally, it is not within the designation of a green open space.</p> <p>Trees and watercourses - There is no doubt that the Freemans Marsh is a spectacular part of the Hungerford Manor and the trees which have grown naturally over the years screen and protect the Stronggrove group making it almost invisible from the southern viewpoint, without obscuring the history and potential of the location. The watercourse across the Marsh with a small tributary fronting the group is the River Dun. It is a highly protected chalk stream which requires careful husbandry; hence the need to retain the buffer zone described above along the whole frontage of the houses and provides footpath access to walkers wishing to enjoy the Marsh. The northern side is of course the A4 but as the road rises up quite steeply as it leaves Hungerford, the Stronggrove development sits well down below the level of the road surface making it invisible from that roadway. There is a future plan by residents to plant around the western end, up to a hundred new trees to provide help with the carbon footprint and further screening in conjunction with West Berks Council and Hungerford Manor should they wish to participate.</p> <p>Areas of isolated development etc. - As Stronggrove Hill has been part of the Hungerford town within the parish, it seems somewhat remiss to consider this 100 year old portion of the town, either isolated, sporadic or even ribbon development. It should be remembered that this group of houses was sitting there comfortably long before the mass of estates of somewhat dubious quality housing and the large metal commercial buildings to the north. They were serving their purpose as farming community housing more or less the same as most of the properties on the outskirts of the old Hungerford town. To be frank, the residents felt offended that, when it came to their attention, they had been excluded.</p> <p>Large Gardens and extended curtilages - That does not apply here.</p> <p>Loose knit arrangements - There are no loose knit buildings within Stronggrove. There are a pair of missing properties which were burned down, which will become, in the fullness of time, a well needed addition to the community and will be a cohesive part of Stronggrove Hill. Apart from that, it is a set of distinctive</p>	



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		<p>properties and a well formed environment for its residents who relish their part of the Hungerford town yet have the opportunity to live in such a communal group who relish their responsibilities to the beauty of the area.</p> <p>Farmsteads and Horse related developments etc. - Not applicable to this small community.</p> <p>Important gaps between developed areas in fragmented settlements - This part of the community, Strongrove Hill, does not need and in itself is not a fragmented settlement. However, as an option it may be that it is appropriate to define the two or more separate elements of the location and the town. That said, that is not what is considered the first consideration. The residents want to retain their affinity with Hungerford and rightly believe that it would be in the spirit of the plan for the 2036 and even onwards for inclusion rather than being left out of the town that they all support.</p> <p>Important Roads Tracks and Public rights of way - There is an important footpath which is an ancient right of way. It enters Strongrove on the north eastern quarter and runs along the frontage between the properties and the designated buffer zone and along to the western end where it turns south. It then gives access with the continuation of the path, across Freemans Marsh, over the River Dun and the Kennet and Avon canal to join the town alongside the parish church. This path effectively would become the southern boundary although the line size on the plan is considerably wider than the translation to reality.</p> <p><u>Specific issues to be considered on a site by site basis</u></p> <p>The wider setting and important views both into and out of the settlement - The settlement as a group of properties has been more or less unaltered since its inception as a group of hoes designed for and used by farm workers. The views into the settlement are low impact as the houses, which have been modernised to suit today's occupants, retain the cottage dwelling feel. The only exception to date has been the restoration of the thatched cottage no 126 and the loss of two properties 124 and 125 which were lost to fire. The view out of the settlement looks across towards the Freemans Marsh over the buffer Zone. It is a superb place to live with access to the countryside along the footpath and access via the A4. The entrance in conjunction with WBC highways will improve the access for both vehicles and pedestrians and casual walkers.</p>	



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		<p>School playing fields, plant nurseries and employment and leisure uses - These are not part of the settlement and do not form part of the consideration for a revision of the boundary.</p> <p>Existing ongoing developments - Because Strongrove Hill is a historically pre developed location, there is no development underway and certainly at this time nothing substantially built out. However there is an application which has progressed, albeit slowly, and is still under consideration with WBC planning department. The applicant has continued to provide all answers to the consultees to ensure positive information to the planners. This development will accord with the scale of the location and will certainly form a physical relationship with Hungerford, Strongrove Hill.</p> <p><u>Addendum</u></p> <p>It is hoped that the answers above regarding and working through the review criteria will provide sufficient background to allow this minor change to the settlement boundary.</p> <p>There is some information from the City and Country Bramshill Ltd v secretary of state as part of the follow on to Braintree District Council v the secretary of state which may have some relevance. This adjudication was dated 9th March 2021</p> <ul style="list-style-type: none"> <li>• The aim of the settlement or village boundary is to protect the qualities of the countryside. Consequently every edge of settlement scheme should be considered on its own merits to determine the impact on these qualities.</li> <li>• Paragraph 55 of the NPPF only seeks to resist 'isolated homes'. Therefore, as long as the proposal is not for an isolated house then there cannot be a policy objection arising from the fact that a site is not in a defined settlement or village.</li> <li>• Whilst rural village development tends to encourage car use, small incremental growth would not lead to 'significant' car movements and therefore the adverse consequences of the development would not be severe.</li> <li>• Additional rural dwellings help to stimulate economic activity during and after construction and provide a social gain by contributing to the provision of decent homes.</li> </ul>	



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Kintbury	Kintbury Parish Council	<p>Kintbury Parish Council has considered the proposed changes to the Settlement Boundary at its meeting on 1 April 2021 and has no objections to the changes except in regard to the inclusion of the site accessed off The Haven and known in the Emerging Plan as KIN6. In regard to this site the Parish Council objects to its inclusion within the settlement for the following reasons:</p> <ul style="list-style-type: none"> <li>• Kintbury residents are very concerned about the increasing traffic through the Village centre and, particularly, the effect on the Conservation Area where the streets are of C18th origin or earlier, are extremely narrow with many streets without footways or ones that are inadequate. There are a number of pinch-points which result in congestion and create pollution where homes are close to the highway. In addition, the growth of traffic already traversing the Village has resulted in long queues trying to cross the railway creating more congestion and pollution in the centre together with a difficult access to the A4, where most of the traffic is headed. Any development will have a deleterious effect on the level of traffic needing to pass through the centre of the Village.</li> <li>• The proposed site (KIN 6) at The Haven is located outside of the Village Settlement Boundary and is in the AONB where the scenic quality is high and is a valued landscape. The site is surrounded by open fields and the Recreation Ground forming a part of the surrounding countryside and landscape. There is concern that the development could cause harm to the landscape quality and the value of the AONB. The site will be visible from highways and public rights of way.</li> <li>• Access to KIN 6, via The Haven, could worsen the environment for residents of The Haven and the resulting removal of the garage site could create more on street parking unless it is replaced as part of the development. If the development is included in the Local Plan Review thought should be given to improving the environment within The Haven including providing additional parking and other facilities to take account of the environmental damage caused by the development.</li> </ul>	<p>Comments noted. The Council acknowledges the objection the parish council has to KIN6. The settlement boundary review criteria make clear however that all sites proposed for allocation in the LPR are included within the revised boundaries. If any of these sites are removed from the LPR before adoption, including KIN6, then the relevant settlement boundary will be redrawn to exclude them.</p>
Lambourn	Lambourn NDP Steering Group	<p>August/September 2021 – the NDP Steering Group asked the Council to incorporate the review of the boundary for Lambourn into the overall settlement boundary review for the District</p>	<p>Request noted. In response, the Council proposes to amend the existing boundary as follows - align boundary to the edge closest to the settlement along Bockhampton Road, Francomes Field, Edwards Hill, Greenways, Baydon Road,</p>



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			Crowle Road, The Granthams. Slightly expand boundary to more accurately reflect features on the ground to the north west and south east of the allocated site at Lynch Lane. To more accurately reflect features on the ground to the north of North Farm Close by excluding the area of open space and aligning the boundary around existing built development there.
Leckhampstead	Leckhampstead Parish Council	Thank you for the consultation in this process, I confirm that Leckhampstead Parish Council has no comments to make on the proposals	Comments noted. No further amendments to be made to the proposed new boundary.
Lower Basildon	Basildon Parish Council	Thank you for sending the next stage of the consultation document relating to the Settlement Boundary Review. As a parish council we have considered this, noted the changes and are happy with the outcome. Thank you for keeping us in touch.	Comments noted. No further amendments to be made to the proposed new boundary.
Mortimer	Stratfield Mortimer Parish Council	I can confirm that the Council considered the settlement boundary proposed for Mortimer and are in agreement with the proposed change and do not wish to put forward any other changes.	Comments noted. No further amendments to be made to the proposed new boundary.
Newbury	Newbury Town Council	<p>We would like to see a change to this policy: that boundaries are aligned “along roads to the edge closest to the settlement”.</p> <p>Where developments are on one side of the road, we would like boundaries draw in the middle of the road, not on the edge of the settlement.</p> <p>Apart from this the boundaries were generally considered to be acceptable.</p>	<p>Comments noted. The settlement boundary review criteria make clear that boundaries will usually follow clearly defined features. The edge of a road is a clearly defined and mapped feature whereas the centre of a road is not.</p> <p>No further amendments to be made to the proposed new boundary as a result of the town council comments, but the boundary will be</p>



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			amended to reflect factual mapping corrections around the following sites - land at Bath Road Speen – policy RSA3 (HSA2), land at Greenham – policy RSA6 (HSA4), land at New Road Greenham – policy RSA5 (GRE6)
	Greenham Parish Council	GPC objects to the proposed re-drawing of the settlement boundary to the east of West Wood as shown on the map marked “Settlement Boundary Review - Newbury SE” and considers that the Settlement Boundary should continue to follow the New Road bridle path as it does at present. GPC has no other objections to the revised Settlement Boundary as shown on the maps	Comments noted. The settlement boundary review criteria make clear that all sites proposed for allocation in the LPR are included within the revised boundaries. If any of these sites are removed from the LPR before adoption, including GRE6 then the relevant settlement boundary will be redrawn to exclude them. No further amendments to be made to the proposed new boundary as a result of the parish council comments, but the boundary will be amended to reflect factual mapping corrections around the following sites - land at Bath Road Speen – policy RSA3 (HSA2), land at Greenham – policy RSA6 (HSA4), land at New Road Greenham – policy RSA5 (GRE6)
Peasemore	Peasemore Parish Council	I confirm that Peasemore Parish Council have no objections to the proposed changes to the Settlement Boundary, thank you for the consultation.	Comments noted. No further amendments to be made to the proposed new boundary.



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Streatley	-	-	No further comments received from the Parish Council but the boundary will be amended to exclude some open land to the north east of The Swan Hotel adjacent to the River Thames which reads as part of the rural setting to the village.
Tadley/Pamber Heath	Aldermaston Parish Council	This proposes a settlement of Falcon Fields and Kestrels Mead, and looks identical to that produced last year so is acceptable.	Comments noted. No further amendments to be made to the proposed new boundary.
Thatcham	Thatcham Town Council	<p><u>1 Position of Thatcham Town Council -</u> Thatcham Town Council objects strongly to the proposed settlement boundary for North East Thatcham, as attached to an email from West Berkshire Council on 9th March 2021. The Council opposes the proposal for development to the north east of Thatcham, as described in Policy SP 17 of the 'Local Plan Review 2020-2037: Emerging Draft'. Furthermore, this proposed settlement boundary is contrary to several of the policies in this 'Emerging Draft' document as well as to numerous other supporting evidence documents to the local plan.</p> <p>The Council is also of the view that this consultation does not satisfy the statutory duties of West Berkshire Council under Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 and Section 18 of the Planning and Compulsory Purchase Act 2004, in accordance with its Statement of Community Involvement. We therefore look forward to a further consultation on this matter that is open to residents of Thatcham and other stakeholders. West Berkshire Council therefore has no basis at the present time for proposing to move the settlement boundary for North East Thatcham from the line in the current local plan - of Floral Way and the A4.</p> <p>Thatcham Town Council requests that, in accordance with the policies in the 'Emerging Draft' document and the criteria in Appendix 3, the settlement boundary for West Thatcham should be moved to exclude the Henwick Worthy playing field</p>	<p><u>Position of the Town Council -</u> The comments are noted. Those that relate to the principle of development at North East Thatcham which is being proposed for allocation under Policy SP17 of the <a href="#">emerging draft Local Plan Review</a> are dealt with as part of the Council's response to that policy.</p> <p>The settlement boundary criteria make clear that boundaries will include sites allocated through the Local Plan process. North East Thatcham is proposed for allocation under policy SP17. Should the site, or any part of it, be removed from the LPR the boundary for Thatcham would be adjusted to exclude it.</p>



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		<p>and the garden centre. The Council supports the remainder of the proposed settlement boundary for Thatcham (We note that supporting text for the settlement boundary will need to provide the rationale for, and define the width of, the reduction in boundary to the south of Lower Way).</p> <p><u>2 Status of this consultation</u></p> <p>The term 'settlement boundary' is not defined or used in legislation or in the National Planning Policy Framework, but is widely used in local plans across England. This response is based on the definition of 'settlement boundary' in Appendix 3 of the 'Emerging Draft' (also included in the covering letter to this consultation):</p> <p>"Settlement boundaries are a long established planning tool. They identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable."</p> <p>We suggest that this definition is included in the Glossary (Appendix 10) of the draft version of the LPR.</p> <p>We assume from policy SP1 that the settlement boundaries will be included in the Policies Map, which we understand has the status of a supplementary planning document. It is unclear why Appendix 3 is referenced from this policy, since this appendix describes a process for review and is written in the present tense; we therefore assume that it will not in its present form become part of the Local Plan.</p> <p>Thatcham Town Council notes that, in February 2020, West Berkshire Council asked Town and Parish Councils to provide input to its review of settlement boundaries. The Council was not able to respond due to the disruption of the first coronavirus lockdown. The accompanying guidance note provided five issues that the Councils 'may like to consider'; it does not mention the HELAA at all, or give any indication that future development would be a criterion in the review of settlement boundaries. Thatcham Town Council now confirms that, on the basis of the request made in the guidance note, it would have informed WBC that there was no justification for expanding the settlement boundary of Thatcham.</p>	<p>The consultation that the Council has, is and still intends to do fully complies with its statutory obligations and is fully in accordance with the <a href="#">Statement of Community Involvement (SCI)</a>. See further details below.</p> <p>West Thatcham – Henwick Worthy Playing Field and the development at the garden centre are functionally, visually and physically related to the main settlement and clearly read as part of the built up area. They should therefore be included within the boundary. The Council does however consider that the open space to the north and west of Sowerby Street and east of Tull Way, should be excluded from the settlement boundary. The area plays a key role in the setting of Thatcham in the wider rural landscape and so the boundary will be amended to reflect this.</p> <p>Lower Way – the reduction in the boundary reflects the approved development</p> <p><u>Status of the consultation</u> – It is agreed that a definition of</p>



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		<p>This consultation does not comply with West Berkshire Council's Statement of Community Involvement (revised January 2020). It therefore does not fulfil the requirements of Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012. This is considered in more detail in section 4 of this document.</p> <p><u>3 The proposed Settlement Boundary for North East Thatcham</u></p> <p>The settlement boundary for North East Thatcham proposed in the current consultation includes the whole of HELAA site THA 20, as shown in Figure 6 of the 'Emerging Draft' document. The settlement boundary is defined (see above) as "the main built up area of a settlement within which development is considered acceptable in principle", which creates "a level of certainty about whether or not the principle of development is likely to be acceptable".</p> <p>However, Policy SP 17 explicitly states that THA 20 "will include a new strategic country park linking Thatcham to the plateau and the AONB". This principle is developed in the Thatcham Strategic Growth Study Phase 3, which offers a concept plan for a possible development of north east Thatcham. This includes "a new strategic country park for the whole town, linking Thatcham to the plateau and AONB", with "approximately 50% of the site given over to green open space of different types".</p> <p>Policy SP 17, for the North East Thatcham Strategic Site Allocation, is woefully inadequate, with only 243 words to describe a development of 2500 houses. The Supporting Text focusses entirely on the history and geography of Thatcham, and does not provide any additional description or explanation of the proposed housing allocation. In contrast, policy RSA 23, for five houses, is 403 words in length. The definitions of settlement boundary' and 'development' that are used in the 'Emerging Draft' document require that the "new strategic country park" must be outside of the settlement boundary. These terms and related concepts are used extensively in the 'Emerging Draft' document, the supplementary planning documents and supporting documentation.</p> <p>The Thatcham Strategic Growth Study Phase 3 is not a supplementary planning document within the meaning of The Town and Country Planning (Local Planning) (England) Regulations 2012. It therefore cannot be used as the basis of new settlement boundary. In any case it does not describe the proposed layout of the</p>	<p>'settlement boundaries' could be included within a glossary.</p> <p>Settlement boundaries will be included on the Policies Map. The Policies Map accompanies the Local Plan and shows where particular policies will apply and what uses land is allocated for. It is a legislative requirement and is not a Supplementary Planning Document (SPD).</p> <p>When the emerging draft of the LPR was published the SBR was still a work in progress. Appendix 3 effectively set out the process the Council was following. Now that this work has been completed the LPR will be revised accordingly.</p> <p>Comments were sought on our proposed criteria for the SBR as part of the <a href="#">second round of Regulation 18 consultation</a> we undertook between 9 November to 21 December 2018. This made clear that sites allocated as part of the Local Plan process would be included within the settlement boundary. Details are set out in our <a href="#">Consultation Statement (June 2019)</a>.</p> <p>In February 2020 we held workshops for all parish and town</p>



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		<p>development in sufficient detail and precision for the purposes of a Local Plan. The table below <i>[Annex 1 of this document]</i> identifies some of the many inconsistencies between the proposed settlement boundary for North East Thatcham and statements in policies and their supporting text of the 'Local Plan Review 2020 -2037: Emerging Draft', supplementary planning documents and supporting documentation. These numerous inconsistencies demonstrate that, even if the North East Thatcham Strategic Site Allocation is included the draft Local Plan, the settlement boundary cannot extend to include the whole of site THA 20. It may be that, "as work on the Local Plan Review progresses", some of these inconsistencies will be addressed in further development of Policy SP17. However, Thatcham Town Council can only respond to this consultation on the basis of this policy as it now stands, in the 'Local Plan Review 2020 -2037: Emerging Draft' of December 2020.</p> <p><u>4 Compliance of this consultation with statutory requirements</u></p> <p>Section 18 of the Planning and Compulsory Purchase Act 2004 states that "The local planning authority must prepare a statement of community involvement". The West Berkshire Council Revised Statement of Community Involvement (SCI) was adopted in January 2020.</p> <p>It is clear from Section 5 of The Town and Country Planning (Local Planning) (England) Regulations 2012 that the maps of settlement boundaries that are the subject of this consultation are either draft Development Plan Documents (DPDs), or precursors to draft DPDs (this section is copied below). It is clear from paragraphs 2.2 to 2.4 of the SCI (copied below) that West Berkshire Council will consult with the public and stakeholders as "a continuous process rather than one discrete exercise". As this is stated in the SCI, it becomes a statutory obligation under Section 18 of the Act.</p> <p>It appears that this consultation has only been sent to town/parish councils &amp; neighbourhood planning groups. It is unclear from the covering letter whether the status of the maps in this consultation are intended to be draft DPDs or precursors to draft DPDs. Whichever is the case, West Berkshire Council is required under its SCI to hold a public consultation on its proposals for settlement boundaries.</p>	<p>councils where we set out the criteria for reviewing settlement boundaries and outlined how we were taking the work forward in co-operation with town/parish councils and neighbourhood planning groups across the district. We made clear at those events and in the follow up information that was sent out that the criteria included sites that were allocated as part of the Local Plan process. At those workshops we also outlined the work that had been undertaken on the HELAA and gave attendees an opportunity to discuss their preferences for sites, provide information on local issues and also outline their community aspirations. Two representatives from Thatcham Town Council attended the event on 12<sup>th</sup> February.</p> <p>Following the workshops the Council gave all town/parish councils and neighbourhood planning groups across the District an opportunity to undertake an initial review of boundaries themselves in February and March 2020.</p> <p>The disruption caused by the first coronavirus lockdown is</p>



		<p><u>Section 5 of The Town and Country Planning (Local Planning) (England) Regulations 2012</u></p> <p>(1) For the purposes of section 17(7) (za) F1 of the Act the documents which are to be prepared as local development documents are—</p> <p>(a) any document prepared by a local planning authority individually or in cooperation with one or more other local planning authorities, which contains statements regarding one or more of the following—</p> <ul style="list-style-type: none"> <li>(i) the development and use of land which the local planning authority wish to encourage during any specified period;</li> <li>(ii) the allocation of sites for a particular type of development or use;</li> <li>(iii) any environmental, social, design and economic objectives which are relevant to the attainment of the development and use of land mentioned in paragraph (i); and</li> <li>(iv) development management and site allocation policies, which are intended to guide the determination of applications for planning permission;</li> </ul> <p>(b) where a document mentioned in sub-paragraph (a) contains policies applying to sites or areas by reference to an Ordnance Survey map, any map which accompanies that document and which shows how the adopted policies map would be amended by the document, if it were adopted.</p> <p>(2) For the purposes of section 17(7) (za) of the Act the documents which, if prepared, are to be prepared as local development documents are—</p> <p>(a) any document which—</p> <ul style="list-style-type: none"> <li>(i) relates only to part of the area of the local planning authority;</li> <li>(ii) identifies that area as an area of significant change or special conservation; and</li> <li>(iii) contains the local planning authority's policies in relation to the area; and</li> </ul> <p>(b) any other document which includes a site allocation policy.</p> <p><u>Extract from The West Berkshire Council Revised Statement of Community Involvement (January 2020)</u></p> <p>2.2 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</p>	<p>appreciated. In recognition of this the Council contacted all town/parish councils at the end of March 2020 and asked that if any of them were having difficulty in meeting the deadline for responding to let us know. Where necessary, councils were then given additional time to respond.</p> <p>As far as possible the results from this exercise were used as a clear community steer for the way forward. This information was then considered together with the requests that were submitted by residents and other developers for small extensions to boundaries in some settlements. Proposed new boundaries were then drawn up.</p> <p><u>Proposed boundary for Thatcham –</u></p> <p>The settlement boundary criteria make clear that boundaries will include sites allocated through the Local Plan process. Should the site, or any part of it, be removed from the LPR the boundary for Thatcham would be adjusted to exclude it.</p> <p>It is acknowledged that the settlement boundary is currently drawn around the whole of the proposed allocated site at North East Thatcham whilst Policy SP17 notes that development will be expected to deliver 'a network of</p>
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		<p>involvement should be a continuous process rather than one discrete exercise.</p> <p>2.3 <u>What types of documents can you influence?</u></p> <p>2.4 As part of the plan making process we will be preparing and consulting on the following types of documents that will be subject to the principles contained in this SCI.</p> <p><u>Development Plan Documents (DPDs)</u></p> <p>2.5 These are the core of our Local Plan and contain the key policies that guide future development in the District. The statutory requirements for their preparation are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).</p> <p>The Thatcham Strategic Growth Study Phase 3 is not a supplementary planning document within the meaning of The Town and Country Planning (Local Planning) (England) Regulations 2012. It therefore cannot be used as the basis of new settlement boundary. In any case it does not describe the proposed layout of the development in sufficient detail and precision for the purposes of a Local Plan.</p>	<p>green infrastructure which will include a new strategic country park linking Thatcham to the plateau and the AONB.' The Council is clear that development on the site will be landscape-led and has undertaken a Landscape Sensitivity and Capacity Assessment (LCA) which will provide the context within which any proposed development would need to conform. As a strategic level study the LCA assessed the site as a single tract of landscape and so whilst the study makes clear that there is a variability of landscape capacity within the site boundary and that this is a constraint that should inform design, it does not assess the capacity of individual components of the site in relation to individual planning proposals. At this stage it is therefore not possible to draw the settlement boundary any tighter. As the LPR progress and more detailed work is done on the sensitivity and capacity of different parts of the site to accommodate development the boundary will be amended accordingly.</p> <p>The updated version of the proposed allocation policy in the</p>



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			<p>next published version of the LPR will set out that a landscape and visual impact assessment (LVIA) is undertaken for the site which will need to comply with the LCA. The LVIA will inform the final capacity, development, design and layout of the site.</p> <p><u>Compliance of this consultation with statutory requirements –</u>  The Council is still at the regulation 18 of the Local Plan process – this is the evidence gathering and informal consultation stage. As para 2.21 of our SCI notes, <i>‘The exact nature of our consultation will depend on the nature of the document being produced and the ways in which we involve the community will depend on the stage we are at in the preparation of that document.’</i></p> <p>It is correct that the Council has only consulted directly with town/parish councils and neighbourhood planning groups at this stage. Town and parish councils are the first level of local government. They provide local communities with a democratic voice and a structure for taking community action. The Council made clear at the outset that it</p>



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			<p>would be undertaking the SBR in co-operation with town/parish councils and NDP groups and the March 2021 consultation was simply a part of that process. As part of that consultation we understand that some town/parish councils chose to hold special meetings or undertake additional consultation within their local communities as they felt appropriate. As was made clear in the documentation sent out, the Council wanted to be able to have a locally verified boundary before formally consulting more widely with the public at the next stage of the LPR process. Full public consultation will be held on the SBR as part of the next LPR consultation.</p> <p>Other issues that relate to the principle of development at North East Thatcham which is being proposed for allocation under Policy SP17 of the emerging draft Local Plan Review will be dealt with as part of the Council's response to that policy.</p>
	Bucklebury Parish Council	<p>Bucklebury Parish Council (BPC) strongly OBJECTS to the proposed settlement boundary for Thatcham North East.</p> <p>WBC's consultation request on this proposed settlement boundary (SB) change was sent to some parties, but not BPC, on or about 9th March 2021. Bucklebury</p>	<p>The comments are noted.</p> <p>In February 2020 we invited all parish and town councils to</p>



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		<p>parish boundary is but meters from the proposed SB so it is hard to understand why WBC would consider that BPC lacked a legitimate interest in this matter. The initial boundary review took place in Feb-Mar 20 of which BPC was not informed. Given the wider circumstances at that time, it is understandable that Parish Councils did not search out the changes that were proposed for their neighbours. The consultation is lacking in its communication.</p> <p>BPC has had the benefit of reading the comments on this boundary review by Thatcham Town Council and adopts and endorses those in this response.</p> <p>Consultation Process</p> <p>It is BPC's view that the consultation process is flawed in that it fails any test of 'community involvement'. WBC failed to inform BPC of the proposed changes to the SB that lies just over the parish boundary. This casts doubt on the integrity and legitimacy of the whole LPR consultation, which WBC states will be a "...a detailed 'on the ground' community led assessment ...". As SB changes are an important part of the proposed Draft Local Plan consultation, not involving bordering Parish Councils, and arguably individuals, means that the local populations are not being adequately consulted on the entirety of the Local Plan review.</p> <p>BPC expects WBC to launch a new and meaningful consultation to take account of the views of all communities affected by the proposed settlement boundary change.</p> <p>Strategic Gap:</p> <p>A tenet of past planning in West Berks has been the maintenance of strategic gaps to separate communities. Until this boundary change proposal was tabled, the land north of Floral Way has provided the gap between Thatcham and Bucklebury. The proposal all but eliminates that separation and will visually and socially break natural community boundaries. Breach of the strategic gap has been cited by WBC to both refuse planning applications and to remove site allocations from the HELAA process eg THA9, CA16. The description of CA16 in the HELAA documents acknowledges that the Thatcham - Upper Bucklebury Strategic Gap would be sacrificed and the separate identity of Upper Bucklebury lost, despite WBC's stated intent to "protect the character of a settlement..."</p> <p>It should be noted that the treatment of the 'country park' within THA20 causes particular concern. The SBR documentation states that: "1. Boundaries will exclude: Recreational or amenity open space which extends into the countryside or</p>	<p>workshops where we set out the criteria for reviewing settlement boundaries and outlined how we were taking the work forward in co-operation with town/parish councils and neighbourhood planning groups across the district. We made clear at those events and in the follow up information that was sent out to all parish and town councils and NDP groups that the criteria included sites that were allocated as part of the Local Plan process. At those workshops we also outlined the work that had been undertaken on the HELAA and gave attendees an opportunity to discuss their preferences for sites, provide information on local issues and also outline their community aspirations.</p> <p>The Council then gave all town/parish councils and neighbourhood planning groups across the District an opportunity to undertake an initial review of boundaries themselves. As far as possible the results from this exercise were used as a clear community steer for the way forward. This information was then considered together with the requests that were submitted by residents and other developers for</p>



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		<p>primarily relates to the countryside in form and nature. This includes designated Local Green Space.” There appears to be no provision for this necessary protection - a change in the plan could see building to the proposed settlement boundary and the ‘country park’ lost. There must be some provision to limit the SB to the edge of the proposed building line to protect the ‘country park’ from any development.</p> <p>Landscape Setting:</p> <p>The Landscape Character Assessment LCA Section WH4 states “Open farmland on the lower slopes contributes to a sense of separation between the elevated character area and the towns of Thatcham and Newbury in the valley below.” This sense of partition and openness is amplified in the Landscape Sensitivity Study (LSS): Thatcham “LLCA14F: Colthrop Manor Plateau Edge...forms an important ... rural transition zone between the urban area and the AONB,” “Lower slopes of important ridgeline,” “Good views across the area and long views across the Kennet Valley,” and “The area is highly visible from the Kennet Valley and the Greenham escarpment”</p> <p>The SBR documentation states that “1. Boundaries will exclude: Highly visible areas such as exposed ridges, land forms or open slopes...” and “Specific issues to be considered... The wider setting and important views both into and out of the settlement will... be taken into account...”</p> <p>WBC should reconsider the proposed SB in light of its own guidance. Account should also be taken of the proximity of the ancient woodland and the historic settlement at Siege Cross Farm. WBC should also review the landscape-based defence it put forward to oppose the previous development proposal at Siege Cross, and recognise the failings of this SB change proposal.</p> <p>AONB and The Common:</p> <p>The proposed SB would inevitably have a lasting negative impact on these special environs that WBC is specifically charged, through legislation and its own Strategic Objectives, with protecting.</p> <p>Not only would the AONB settlement pattern be distorted by the movement of the SB (as acknowledged in the comments in CA12 of the Site Selection Paper), but Bucklebury Common, part of the AONB, would be irretrievably damaged. The impacts would fall into two categories: those that would impact the Common directly, and those resulting from the inevitable increase in visitors. The Common</p>	<p>small extensions to boundaries in some settlements. Proposed new boundaries were then drawn up for consultation in March 2021.</p> <p>It is correct that the Council only consulted directly with town/parish councils and neighbourhood planning groups at this stage. As was made clear in the documentation sent out, the Council wanted to be able to have a locally verified boundary before formally consulting more widely with the public at the next stage of the LPR process. Full public consultation will be held on the SBR as part of the next LPR consultation.</p> <p>The settlement boundary review criteria set out the general principles followed when defining a boundary and give guidance as to what would usually be included and what would usually be excluded. This makes clear that sites allocated through the LPR will be included within the boundary. Such sites are only allocated through the plan led process after a thorough site assessment and sustainability appraisal. For north east Thatcham the site assessment included a Landscape Sensitivity Assessment</p>



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		<p>requires protection because of its flora, fauna and AONB situation; it contains remnants of ancient and fragile habitats that are home to rare and protected wildlife. These would be put under increased pressure if the SB were moved to the proposed location and building could literally overlook and overshadow the delicate ecosystems. Increased footfall would inevitably exacerbate the direct damage caused by the effects of the SB change.</p> <p>Exclusion of a more adequate “country park” from the Thatcham North East proposed settlement boundary would be a starting point in protecting the Common, but the AONB would only be truly protected if WBC was to reconsider this entire proposal in light of its strategic objectives.</p> <p>Conclusion:</p> <p>Thatcham North East is a deeply unpopular plan that is marked by flawed execution of the consultation process. In what is a fundamental part of the progression of the LPR, WBC has failed to adequately consult all the communities, and all community members, in the areas surrounding the proposed settlement boundary changes. The area delineated by the settlement boundary itself is too close to the AONB and fails to adequately protect it, and inadequate weight appears to have been given to the effects on the landscape.</p> <p>BPC strongly OBJECTS to the proposed site settlement boundary changes at Thatcham North East.</p>	<p>which is being published as part of the evidence base for the LPR. There is therefore no conflict with policy SP1.</p> <p>It is acknowledged that the settlement boundary is currently drawn around the whole of the proposed allocated site at North East Thatcham whilst Policy SP17 notes that development will be expected to deliver ‘a network of green infrastructure which will include a new strategic country park linking Thatcham to the plateau and the AONB.’ The Council is clear that development on the site will be landscape-led and has undertaken a Landscape Sensitivity and Capacity Assessment (LCA) which will provide the context within which any proposed development would need to conform. As a strategic level study the LCA assessed the site as a single tract of landscape and so whilst the study makes clear that there is a variability of landscape capacity within the site boundary and that this is a constraint that should inform design, it does not assess the capacity of individual components of the site in relation to individual</p>



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			<p>planning proposals. At this stage it is therefore not possible to draw the settlement boundary any tighter. As the LPR progress and more detailed work is done on the sensitivity and capacity of different parts of the site to accommodate development the boundary will be amended accordingly.</p> <p>The updated version of the proposed allocation policy in the next published version of the LPR will set out that a landscape and visual impact assessment (LVIA) is undertaken for the site which will need to comply with the LCA. The LVIA will inform the final capacity, development, design and layout of the site.</p> <p>Other issues that relate to the principle of development at North East Thatcham which is being proposed for allocation under Policy SP17 of the emerging draft Local Plan Review will be dealt with as part of the Council's response to that policy.</p>
	Derek Young	I also object to the new settlement boundaries where I would lose access to a large swathe of countryside and an area of AONB. This settlement should not take place and the boundaries should stay as they are. If I wanted another Hungerford on my doorstep then I would have bought a house closer to Hungerford. But I did not	<p>The comments are noted.</p> <p>The settlement boundary criteria make clear that boundaries will include sites allocated through the</p>



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		because I like where I live with access to the countryside on my doorstep so leave it alone, full-stop, period.	Local Plan process. North East Thatcham is proposed for allocation under policy SP17. Should the site, or any part of it, be removed from the LPR the boundary for Thatcham would be adjusted to exclude it.
	Steve Beeson	<p>On behalf of myself and the 300 or so West Berks residents who object to the object to the development at NE Thatcham we STRONGLY object to the WBDC proposed settlement boundary changes for the following reasons :-</p> <p>Failure to consult – we believe the fact that this was not sent to, for instance Bucklebury Parish or Midgham Parish Councils or made public in anyway, is a failing on behalf of WBDC to consult especially as the document implies WBDC are conducting a “detailed ‘on the ground’ community led assessment”. We also believe this might be in contradiction to your statutory requirements, please could we ask for confirmation this is not the case?</p> <p>The proposal around NE Thatcham far exceeds the proposed development (housing area) and includes what are proposed to be “green spaces”. By putting these areas in the boundary surely WBDC are simply allowing the developers to come back and expand their development footprint. Why would country parks and such be part of a development boundary?</p> <p>WBDC talk of protecting the strategic gap and hence Floral Way has always been that boundary, yet WBDC are now proposing to unilaterally change that. Local residents have purchased property based on rural locations, which will be severely impacted in both rural nature and value. This proposed change would have a significant and against policy impact on the surrounding AONB, it would have a severe impact on the surrounding environment and cause considerable pollution along the A4 corridor.</p> <p>This seems to be in reverse order, why change the boundaries before the plan has been approved and voted on by committee? Surely a plan needs to be created and approved first? Or are WBDC saying the plan is fait accompli and hence consultation is not required?</p> <p>Put simply a new town the size of Hungerford bolted onto the edge of Thatcham is simply over development, it provides no sensible infrastructure (ie bridge over the</p>	<p>The comments are noted.</p> <p>The Council is still at the regulation 18 of the Local Plan process – this is the evidence gathering and informal consultation stage. As para 2.21 of our SCI notes, <i>‘The exact nature of our consultation will depend on the nature of the document being produced and the ways in which we involve the community will depend on the stage we are at in the preparation of that document.’</i></p> <p>It is correct that the Council has only consulted directly with town/parish councils and neighbourhood planning groups at this stage. Town and parish councils are the first level of local government. They provide local communities with a democratic voice and a structure for taking community action. The Council made clear at the outset that it would be undertaking the SBR in</p>



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		crossing), any value to the town centre as it is so far out, it will create pollution and traffic chaos. Due to all these reasons we object.	<p>co-operation with town/parish councils and NDP groups and the March 2021 consultation was simply a part of that process. Full public consultation will be held on the SBR as part of the next LPR consultation.</p> <p>The settlement boundary review criteria set out the general principles followed when defining a boundary and give guidance as to what would usually be included and what would usually be excluded. This makes clear that sites allocated through the LPR will be included within the boundary. Such sites are only allocated through the plan led process after a thorough site assessment and sustainability appraisal. For north east Thatcham the site assessment included a Landscape Sensitivity Assessment which is being published as part of the evidence base for the LPR. There is therefore no conflict with policy SP1.</p> <p>It is acknowledged that the settlement boundary is currently drawn around the whole of the proposed allocated site at North East Thatcham whilst Policy SP17 notes that development will be</p>



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			<p>expected to deliver 'a network of green infrastructure which will include a new strategic country park linking Thatcham to the plateau and the AONB.' The Council is clear that development on the site will be landscape-led and has undertaken a Landscape Sensitivity and Capacity Assessment (LCA) which will provide the context within which any proposed development would need to conform. As a strategic level study the LCA assessed the site as a single tract of landscape and so whilst the study makes clear that there is a variability of landscape capacity within the site boundary and that this is a constraint that should inform design, it does not assess the capacity of individual components of the site in relation to individual planning proposals. At this stage it is therefore not possible to draw the settlement boundary any tighter. As the LPR progress and more detailed work is done on the sensitivity and capacity of different parts of the site to accommodate development the boundary will be amended accordingly.</p>



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			<p>The updated version of the proposed allocation policy in the next published version of the LPR will set out that a landscape and visual impact assessment (LVIA) is undertaken for the site which will need to comply with the LCA. The LVIA will inform the final capacity, development, design and layout of the site.</p> <p>Other issues that relate to the principle of development at North East Thatcham which is being proposed for allocation under Policy SP17 of the emerging draft Local Plan Review will be dealt with as part of the Council's response to that policy.</p>
	Helen Littlechild	<p><i>(personal information removed)</i> These objections are not formed on the basis of 'not in my backyard' but on a genuine belief that this proposal is a fundamental error without proper consideration and risks environmental impacts, wildlife, village life and countryside which should be preserved.</p> <p>Our objections are as follows:</p> <ul style="list-style-type: none"> <li>- We will in fact be part of a mega town joining Thatcham, Thatcham NE and Upper Bucklebury. We have grave concerns around the impact of such a development on our physical and mental health.</li> <li>- Long Grove is maintained by the householders on the lane as an un-adopted bridleway. This will become a thoroughfare and a cut through for people and cyclists from the development impacting on wear and tear, privacy and safety on the lane.</li> <li>- The lack of run off for rain water leads to concerns that there will be increased flooding within the current [flood] zone.</li> </ul>	<p>The comments are noted but relate mainly to the principle of development at North East Thatcham which is being proposed for allocation under Policy SP17 of the emerging draft Local Plan Review. The issues raised are therefore dealt with as part of the Council's response to that policy.</p> <p>The settlement boundary criteria make clear that boundaries will include sites allocated through the Local Plan process. North East Thatcham is proposed for</p>



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		<ul style="list-style-type: none"> <li>- The proposed area for development is adjacent to ancient woodlands. There are deer, rabbits, birds and wildlife including badger tracks. The impact of essentially a town next to the woodlands will eradicate the wildlife and the bluebell woods.</li> <li>- This town will not have the infrastructure or facilities to cope with the increased number of people and the schools strategy is as yet unclear given the proximity to Bucklebury school and the impact upon a small village school.</li> <li>- There are no traffic provisions within the plan which will make the villages of Upper Bucklebury and Cold Ash a target for much higher volumes of traffic given the A4 inability to cope with increased traffic flow at peak times. In addition, many of the roads in the villages do not have pavements which risks lives of pedestrians and cyclists with higher volumes of traffic.</li> <li>- How does this plan meet West Berks obligations on climate commitments from the climate impacts outside of the development itself? The development will be primarily accessible by car, the train station car parks at Thatcham are normally full on non Covid working days as are peak time trains to Reading and Paddington. In addition, the obvious issues with queueing on the A4 and the Thatcham level crossing at peak times will adversely impact on car emissions. How does the increased traffic flow that is inevitable across the villages still encourage cycling as villagers look to reduce their own household emissions?</li> </ul>	<p>allocation under policy SP17. Should the site, or any part of it, be removed from the LPR the boundary for Thatcham would be adjusted to exclude it.</p> <p>It is acknowledged that the settlement boundary is currently drawn around the whole of the proposed allocated site at North East Thatcham whilst Policy SP17 notes that development will be expected to deliver 'a network of green infrastructure which will include a new strategic country park linking Thatcham to the plateau and the AONB.' The Council is clear that development on the site will be landscape-led and has undertaken a Landscape Sensitivity and Capacity Assessment (LCA) which will provide the context within which any proposed development would need to conform. As a strategic level study the LCA assessed the site as a single tract of landscape and so whilst the study makes clear that there is a variability of landscape capacity within the site boundary and that this is a constraint that should inform design, it does not assess the capacity of individual components</p>



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			<p>of the site in relation to individual planning proposals. At this stage it is therefore not possible to draw the settlement boundary any tighter. As the LPR progress and more detailed work is done on the sensitivity and capacity of different parts of the site to accommodate development the boundary will be amended accordingly.</p> <p>The updated version of the proposed allocation policy in the next published version of the LPR will set out that a landscape and visual impact assessment (LVIA) is undertaken for the site which will need to comply with the LCA. The LVIA will inform the final capacity, development, design and layout of the site.</p>
	Claire Dallimore	<p>I strongly object to the proposed building on the site of NE Thatcham. I have listed my reasons why.</p> <ol style="list-style-type: none"> <li>1. The destruction of countryside and green space. Open space is paramount for well-being for humans and has been a lifeline for people to be able to walk to it through lockdown.</li> <li>2. Destruction to a number of British wildlife's habit. There is an abundance of badgers, deer, muntjac, rabbits, bees, butterflies and bats that live within and close proximity to the proposed site.</li> <li>3. The volume of traffic this will create and being in a valley I am sure the pollution will be more condensed. Plus the congestion will add time to commute times.</li> <li>4, Flooding- the volume of water that flows down from Upper Bucklebury will not be absorbed into the ground, due to the concrete therefore flooding is inevitable.</li> </ol>	<p>The comments are noted.</p> <p>The settlement boundary criteria make clear that boundaries will include sites allocated through the Local Plan process. North East Thatcham is proposed for allocation under policy SP17. Should the site, or any part of it, be removed from the LPR the boundary for Thatcham would be adjusted to exclude it.</p>



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		<p>5. The impact on Upper Bucklebury, this will no longer be a rural village. Which is why the residents chose to live here. We will lose the sense of a close community that currently stands.</p> <p>This needs to be reconsidered, once this green space has been destroyed it can never be brought back. We should be protecting Britain not demolishing it.</p>	
Theale	Theale Parish Council	<p>Our comments are in respect of the proposed large extension to the north-east of Theale covering White Hart Meadow and the former sewage works;</p> <ul style="list-style-type: none"> <li>• There is a wide area of trees along the boundary with the M4 and this means there is less perceived open space.</li> <li>• The boundary should follow the natural boundary formed by Sulham Brook that flows through the site. This would help distinguish between Theale and the more built up areas.</li> <li>• The proposed area which is designated for housing is on a flood plain.</li> <li>• Access to White Hart Meadow via Blossom lane is not viable as it would cause considerable additional traffic and congestion.</li> </ul>	<p>The comments from the parish council are noted.</p> <p>The settlement boundary criteria make clear that boundaries will include sites allocated through the Local Plan process. Should any of these sites be removed from the LPR the boundary of would be adjusted to exclude them.</p> <p>No further amendments to be made to the proposed new boundary as a result of the parish council comments, but the boundary will be amended slightly to accurately reflect the approved development at the allocated site at Theale Green.</p>
	Councillor Alan Macro	<p>My comments are in respect of the proposed large extension to the north-east of Theale that would cover the proposed sites for housing on Whitehart Meadow and the former sewage works.</p> <p>The south-eastern boundary should instead follow the natural boundary formed by the watercourse that emanates near the end of Rotherfield Close and marked "drain" on the map. This is in fact the beginning of the Sulham Brook that flows through this site, through Sulham and then flows into the Thames at Pangbourne. This would create a larger open vista between M4 J12, and the raised A4, and the</p>	<p>Comments noted.</p> <p>The settlement boundary criteria make clear that boundaries will include sites allocated through the Local Plan process. Should any of these sites be removed from the LPR the boundary of would be adjusted to exclude them.</p>



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		<p>proposed housing and thus help preserve the distinction between Theale and the built-up areas of Pincents Lane and Calcot.</p> <p>The proposal that the north-eastern boundary follows the high-voltage power lines is not appropriate because it would allow homes to be built close to them and:</p> <ul style="list-style-type: none"> <li>• it is not safe to place housing or amenity space near high-voltage power lines because of the danger of shock or electrocution to those using ladders, scaffolding, or flying kites or model aircraft</li> <li>• proximity to high-voltage power lines negatively affects amenity by causing noise (particularly in damp weather) and interference to television and radio broadcasts</li> <li>• it would also allow housing to be built close to the M4, thus exposing residents to noise and air pollution</li> <li>• although the proposed boundary appears to bisect the land between the existing boundary and the M4, this is not the case visually. This is because there is a belt of trees along the boundary with the M4 and this has the effect of perceptually reducing the gap between Theale and the built-up area along Pincents Lane.</li> </ul> <p>The proposal that Blossom Lane should form the western boundary of the extension is also not appropriate as this would allow homes to be built right up to the lane and therefore negatively affect its rural nature.</p>	<p>A <a href="#">Landscape Sensitivity/Capacity Assessment</a> has been undertaken of the proposed site to be allocated adjacent to Blossom Lane. This makes clear that a landscape buffer of a minimum of 15m should be retained adjacent to Blossom Lane and the public footpath in order to retain the immediate open planted landscape setting.</p>
Tidmarsh	Tidmarsh with Sulham Parish Council	Tidmarsh with Sulham Parish Council discussed the propose changes to the Tidmarsh settlement boundary at its meeting on Wednesday 14th April. The Parish Council supports the proposed changes.	<p>Comments noted.</p> <p>No further amendments to be made to the proposed new boundary.</p>
Tilehurst	Tilehurst Parish Council	<p>Final response - Members of Tilehurst Parish Council have reviewed the consultation documents/information provided and support all of the recommended changes to the settlement boundaries within Tilehurst Parish.</p> <p>In the future, if a consultation arises again, it would be helpful to receive comments or the reasoning behind the proposed changes.</p>	<p>Comments noted.</p> <p>No further amendments to be made to the proposed new boundary as a result of the parish council comments, but the boundary will be amended slightly to accurately reflect the approved development at the allocated site at Stonehams Farm.</p>



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Upper Basildon	Basildon Parish Council	Thank you for sending the next stage of the consultation document relating to the Settlement Boundary Review. As a parish council we have considered this, noted the changes and are happy with the outcome. Thank you for keeping us in touch.	Comments noted. No further amendments to be made to the proposed new boundary.
Upper Bucklebury	Bucklebury Parish Council	Bucklebury Parish Council very much support the proposed changes to the settlement boundary around Upper Bucklebury, as sent in your email of 9th March 2021.	Comments noted. No further amendments to be made to the proposed new boundary.
Upper Lambourn	Lambourn NDP Steering Group	August/September 2021 – the NDP Steering Group asked the Council to incorporate the work it had done separately already for Upper Lambourn into the overall settlement boundary review for the District	Request noted. There is no existing settlement boundary for Upper Lambourn.  Upper Lambourn has a particularly strong relationship with the wider rural landscape which means establishing a boundary would not be at all straightforward. The proposed new boundary put forward by some residents has been noted and whilst the argument for the inclusion of all of built development in Upper Lambourn is understood, it is still felt that in order to protect the informal character and nature of the existing development in the area, the introduction of a boundary would not be the best way forward. In coming to this conclusion the Council looked at defining a small area along the High Street but because development is so inextricably linked with the training yards and the wider rural downland



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			landscape it became very difficult to define a meaningful boundary.
West Ilsley	West Ilsley Parish Council	The only comment that West Ilsley Parish Council has asked me to feed back is that the boundary appears to run through Hunters Rise, a property along the northern boundary, rather than running around the edge of that property. It was felt that the boundary should fully include this property.	Comments noted. In some cases, such as this, the boundary has been drawn to the rear of built development in order to protect the character and form of the existing settlement. Whilst the existing boundary does run through the middle of the house, the proposed boundary has been relaxed slightly to ensure it does include the main dwelling.
Wickham	Welford Parish Council	<p>Following a meeting of Welford Parish Council I am writing to confirm that the majority of the proposals for Wickham are acceptable, however, Councillors are concerned with the proposed settlement boundary on Church Hill/Baydon Road for the following reasons;</p> <ul style="list-style-type: none"> <li>• There is no reason why the village would benefit from this change.</li> <li>• The existing boundary along the back of the properties is currently a water course and also a tree line.</li> <li>• Moving the settlement boundary would allow a planning application to be submitted, the Parish Council does not want to see more urbanisation of the village.</li> <li>• There are concerns with road safety/access to this area if houses were to be built.</li> <li>• The current field adds character to the village giving a more natural look.</li> <li>• There is no bus service in the village so if more houses were to be added this would result in more cars.</li> <li>• There is no justification in changing the natural outline of the settlement.</li> <li>• This is an AONB so why is this being considered.</li> </ul>	<p>Comments noted.</p> <p>The land along Church Hill is being promoted for inclusion within the settlement boundary by the landowner (see lpr1956). The Council wanted to explore the potential for including the site as a 'single plot or other similar small scale development opportunity which would provide an infill or rounding off opportunity that is physically, functionally and visually related to the existing built up area' and the parish council was consulted on this basis. The comments from the parish council objecting to the proposal have been noted.</p>



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			<p>Appropriate linear development along Church Hill would follow the existing pattern of development and it is not considered that this would harm the form and character of the settlement as a whole. Whilst therefore appreciating the views of the parish council and also comments submitted by local residents (set out below), on balance, the Council considers that this site could provide a suitable small scale infill opportunity. Although Wickham is within the AONB it is inevitable and appropriate that it will continue to change and develop but the Council is clear that change will be both appropriate and sustainable.</p> <p>No further amendments to be made to the proposed new boundary</p>
	James Saunders	<p>I'm aware there is a proposal to change the Settlement area boundaries for Wickham. Of particular concern is the South East corner adjoining Church Hill in Wickham. It is my understanding that settlement boundaries are put in place to protect the character of assessment and prevent unrestricted growth into the countryside.</p> <p>Due to Wickham falling into the category of AONB I strongly oppose the suggested changes to the boundary as it will undoubtedly increase the likelihood of further housing development being proposed in the village . My particular concern relates to a previous rejected proposal. Would cause great concern if permission were to be granted. Please see link below of the denied application from 2012.  <a href="https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&amp;keyVal=M5Z0Q6">https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&amp;keyVal=M5Z0Q6</a></p>	<p>Comments noted.</p> <p>The land along Church Hill is being promoted for inclusion within the settlement boundary by the landowner (see lpr1956). The Council wanted to explore the potential for including the site as a 'single plot or other similar small scale development opportunity which would provide an infill or rounding off opportunity that is</p>



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		<p>RD0EF00&amp;previousCaseNumber=000CHN00BU000&amp;previousCaseUpn=200004734212&amp;activeTab=summary&amp;previousKeyVal=000F4600LI000</p> <p>There are currently 5 active constraints, that I feel are relevant;</p> <ul style="list-style-type: none"> <li>• North Wessex Downs AONB landscape character assessment (2002).</li> <li>• AONB - Area Of Outstanding Natural Beauty</li> <li>• AG123 - Agricultural Land</li> <li>• SSSI2K - SSSI Buffer (2km)</li> <li>• RIVA25 - River Buffer (25m)</li> <li>• MOD3KM - MoD Land Buffer (3km)</li> </ul> <p>In summary, my concern is that changing the settlement boundaries and therefore changing the AONB status opens up the possibility of development of this land in the future.</p>	<p>physically, functionally and visually related to the existing built up area' and the parish council was consulted on this basis.</p> <p>Appropriate linear development along Church Hill would follow the existing pattern of development and it is not considered that this would harm the form and character of the settlement as a whole. Whilst it is appreciated that a previous application for development on the site was refused in January 2013, on balance, the Council considers that appropriate development on this site could provide a suitable small scale infill opportunity.</p> <p>The status of the North Wessex Downs AONB as a nationally designated landscape would not be affected by this decision. The AONB washes over the whole of Wickham (whether inside or outside of the settlement boundary) and its surrounding countryside. Although Wickham is within the AONB it is inevitable and appropriate that it will continue to change and develop but the Council is clear that change will be both appropriate and sustainable.</p>
	Andrew Valentine	<p>Whiskers Cottage, is almost directly opposite where an access would be proposed to be positioned were planning permission ever to be given for additional dwellings at the start of Church Hill where the narrowness of the road is already a very</p>	Comments noted.



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		<p>serious concern and any such additional access would only worsen the situation and make it more unsafe for road users and residents.</p> <p>I am writing so submit my personal concerns about the proposed settlement boundary review for Wickham Village, in particular the section in the south east corner adjoining Church Hill and I attach a picture of the relevant section.</p> <p>I have reviewed the criteria and I note that a number of the "Boundaries will exclude" criteria particularly apply to this piece of land, including:-</p> <ul style="list-style-type: none"> <li>• Open undeveloped parcels of land on the edges of settlements which are not either functionally or physically or visually related to the existing built up area.</li> <li>• Tree belts, woodland areas, watercourses and other features which help to soften, screen existing development and form a boundary to the settlement.</li> <li>• Large gardens or other areas, such as orchards, paddocks, allotments, cemeteries and churchyards, which visually relate to the open countryside rather than the settlement.</li> </ul> <p>Therefore there appears to be sufficient grounds on this alone for not including this piece of land within the settlement boundary.</p> <p>In addition to the above, although not seemingly explicitly included in this stage, is that the primary reason for including this parcel of land within the boundary would be for the purposes of future property development.</p> <p>I note that planning permission was correctly denied for this site in 2012. Whereas inclusion of this site in the settlement boundary should make no difference on account of the multitude of reasons for continuing to deny planning permission, I can see no good reason to include this land in the settlement boundary, thereby easing the potential chance of success for future planning permission to be granted.</p> <p>This included 5 constraints, including those noted below.</p> <p>Two of these constraints - RIVA25 and AG123 I believe specifically apply to the exclusion criteria above.</p> <p>The reclassifying of the land to within the Settlement boundary would change the Area of Outstanding Natural Beauty status. This appears to go against the relevant inputs considered in the study (i.e. North Wessex Downs AONB landscape character assessment (2002).</p> <p>Taking it to its logical conclusion of the process, whereby the SBR is redrawn, and planning permission is submitted and then approved, this appears to be setting a</p>	<p>The land along Church Hill is being promoted for inclusion within the settlement boundary by the landowner (see lpr1956). The Council wanted to explore the potential for including the site as a 'single plot or other similar small scale development opportunity which would provide an infill or rounding off opportunity that is physically, functionally and visually related to the existing built up area' and the parish council was consulted on this basis.</p> <p>Appropriate linear development along Church Hill would follow the existing pattern of development and it is not considered that this would harm the form and character of the settlement as a whole. Whilst it is appreciated that a previous application for development on the site was refused in January 2013, on balance, the Council considers that appropriate development on this site could provide a suitable small scale infill opportunity.</p> <p>The status of the North Wessex Downs AONB as a nationally designated landscape would not be affected by this decision. The AONB washes over the whole of Wickham (whether inside or</p>



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		<p>deliberate process for turning AONB into developable land, which I cannot believe would be the intent? Perhaps you can offer an alternative rationale for this unusual approach?</p> <p>There are factors in addition to the above, including road access and wildlife as well as climate change considerations - where I point you to this recent article about the state of our woodlands. - I note this piece of land is the west end of Moselwood. <a href="https://www.bbc.co.uk/news/science-environment-56738428">https://www.bbc.co.uk/news/science-environment-56738428</a></p> <p>In summary, while all the other proposed changes to the settlement boundary at Wickham encompass existing property, this change does not.</p> <p>Consequently, there appear to be an abundance of reasons why this parcel of land should remain outside the settlement boundary and very few, if any, to justify its inclusion and I feel most strongly that any requests for its inclusion should be resisted and denied.</p>	<p>outside of the settlement boundary) and its surrounding countryside. Although Wickham is within the AONB it is inevitable and appropriate that it will continue to change and develop but the Council is clear that change will be both appropriate and sustainable.</p>
	Sam Kynaston	<p>I am writing so submit my personal concerns about the proposed settlement boundary review for Wickham village, in particular the section in the south east corner adjoining Church Hill - I attach a picture of the relevant section</p> <p>I have reviewed the criteria and I note that a number of the "Boundaries will exclude" criteria apply to this piece of land, including</p> <ul style="list-style-type: none"> <li>- Open undeveloped parcels of land on the edges of settlements which are not either functionally or physically or visually related to the existing built up area</li> <li>- Tree belts, woodland areas, watercourses and other features which help to soften, screen existing development and form a boundary to the settlement</li> <li>- Large gardens or other areas, such as orchards, paddocks, allotments, cemeteries and churchyards, which visually relate to the open countryside rather than the settlement</li> </ul> <p>Therefore there appears to be sufficient grounds on this alone for not including this piece of land within the settlement boundary.</p> <p>In addition to the above, although not seemingly explicitly included in this stage, is that the primary reason for including this parcel of land within the boundary would be for the purposes of future property development.</p> <p>I note that planning permission was denied for this site in 2012. : <a href="https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&amp;keyVal=M5Z0Q6">https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&amp;keyVal=M5Z0Q6</a></p>	<p>Comments noted.</p> <p>The land along Church Hill is being promoted for inclusion within the settlement boundary by the landowner (see lpr1956). The Council wanted to explore the potential for including the site as a 'single plot or other similar small scale development opportunity which would provide an infill or rounding off opportunity that is physically, functionally and visually related to the existing built up area' and the parish council was consulted on this basis.</p> <p>Appropriate linear development along Church Hill would follow the existing pattern of development and it is not considered that this would harm the form and character</p>



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		<p>RD0EF00&amp;previousCaseNumber=000CHN00BU000&amp;previousCaseUpn=200004734212&amp;activeTab=summary&amp;previousKeyVal=000F4600LI000</p> <p>This included 5 constraints, including the below.</p> <p>2 of these constraints - RIVA25 and AG123 I believe specifically apply to the exclusion criteria above.</p> <p>The reclassifying of the land to within the Settlement boundary would change the AONB status. This appears to go against the relevant inputs considered in the study (i.e. North Wessex Downs AONVB landscape character assessment (2002).</p> <p>SSSI2K - SSSI Buffer (2km) SSSI Buffer (2km) Constraint is active</p> <p>RIVA25 - River Buffer (25m) River Buffer (25m) Constraint is active</p> <p>MOD3KM - MoD Land Buffer (3km) MoD Land Buffer (3km) Constraint is active</p> <p>AONB - Area Of Outstanding Natural Beauty Area of Outstanding Natural Beauty Constraint is active</p> <p>AG123 - Agricultural Land Agricultural land Constraint is active</p> <p>Taking it to its logical conclusion of the process, whereby the SBR is redrawn, and planning permission is submitted and then approved, this appears to be setting a deliberate process for turning AONB into developed land, which I cannot believe would be the intent?</p> <p>There are factors in addition to the above, including road access and wildlife as well as climate change considerations - where I point you to this recent article about the state of our woodlands, - I note this piece of land is the west end of Moselwood</p> <p><a href="https://www.bbc.co.uk/news/science-environment-56738428">https://www.bbc.co.uk/news/science-environment-56738428</a></p> <p>In summary, while all the other proposed changes to the settlement boundary at Wickham encompass existing property, this change does not.</p> <p>There appears to be plenty of reasons why it should remain outside the settlement boundary</p>	<p>of the settlement as a whole. Whilst it is appreciated that a previous application for development on the site was refused in January 2013, on balance, the Council considers that appropriate development on this site could provide a suitable small scale infill opportunity.</p> <p>The status of the North Wessex Downs AONB as a nationally designated landscape would not be affected by this decision. The AONB washes over the whole of Wickham (whether inside or outside of the settlement boundary) and its surrounding countryside. Although Wickham is within the AONB it is inevitable and appropriate that it will continue to change and develop but the Council is clear that change will be both appropriate and sustainable.</p>
	Kevin Barrett	<p>It has come to my notice that there are plans to change the settlement area boundaries for Wickham, in particular the south east corner adjoining Church Hill in Wickham</p> <p>I have read your criteria for Boundary Settlement changes and object to any proposed settlement boundary changes for Wickham which are in place to protect the character of a settlement and prevent unrestricted growth into the countryside.</p>	<p>Comments noted.</p> <p>The land along Church Hill is being promoted for inclusion within the settlement boundary by the landowner (see lpr1956). The Council wanted to explore the</p>



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
		<p>Wickham falls into the category of AONB and changes to the boundary will give the go ahead for developments in areas of Wickham which does not justify the local needs of the village.</p> <p>There has to be a very strong case for allowing such boundary changes and development anywhere in the rural area, both inside and outside the AONB.</p> <p>As far as I am aware there is no housing requirement which has been identified through our village parish Local Needs survey</p> <p>I draw your attention to:</p> <p>Boundaries will exclude: Highly visible areas such as exposed ridges, land forms or open slopes on the edge of settlements Open undeveloped parcels of land on the edges of settlements which are not either functionally or physically or visually related to the existing built-up area</p> <p>This includes designated Local Green Space. Tree belts, woodland areas, watercourses and other features which help to soften, screen existing development and form a boundary to the settlement</p> <p>Areas of isolated development which are physically or visually detached from the settlement and areas of sporadic, dispersed or ribbon development</p> <p>The extended curtilages of dwellings where future development has the capacity to harm the structure, form and character of the settlement</p> <p>Loose knit arrangements of buildings on the edge of a settlement Farmsteads, agricultural buildings, or converted agricultural buildings on the edge of a settlement which relate more to the rural</p> <p>There are currently 5 active constraints</p> <p>North Wessex Downs AONVB landscape character assessment (2002).</p> <p>AONB - Area Of Outstanding Natural Beauty</p> <p>AG123 - Agricultural Land</p> <p>SSSI2K - SSSI Buffer (2km)</p> <p>RIVA25 - River Buffer (25m)</p> <p>MOD3KM - MoD Land Buffer (3km)</p> <p>In conclusion the reclassifying of the Settlement boundary changes to Wickham village would be detrimental and effect the AONB status of the area</p>	<p>potential for including the site as a 'single plot or other similar small scale development opportunity which would provide an infill or rounding off opportunity that is physically, functionally and visually related to the existing built up area' and the parish council was consulted on this basis.</p> <p>Appropriate linear development along Church Hill would follow the existing pattern of development and it is not considered that this would harm the form and character of the settlement as a whole. Whilst it is appreciated that a previous application for development on the site was refused in January 2013, on balance, the Council considers that appropriate development on this site could provide a suitable small scale infill opportunity.</p> <p>The status of the North Wessex Downs AONB as a nationally designated landscape would not be affected by this decision. The AONB washes over the whole of Wickham (whether inside or outside of the settlement boundary) and its surrounding countryside. Although Wickham is within the AONB it is inevitable and appropriate that it will continue to change and develop but the</p>



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
			Council is clear that change will be both appropriate and sustainable.
	James D'Arcy	<p>(received 3 Nov 2021) I am writing this letter ...in response to an email submitted to you by the Welford Parish Council dated 19<sup>th</sup> April 2021 ... containing its recommendation regarding the Settlement Boundary Review. I only recently became aware of the fact that this matter had been discussed at local council and want to have the opportunity to state my case in response.</p> <ol style="list-style-type: none"> <li>1. I have some concern that the opportunity we have put forward for a modest amendment of the settlement boundary has not been given due consideration by the Parish Council. I am also concerned that the Parish did not adequately consult the local residents before taking its position.</li> <li>2. It is stated that the village would not benefit by allowing this change. The question we should be asking is whether this would be a logical site for development, and my contention is that it would be. As to whether the village would benefit from this change, I attempt to answer this in brief in point 7.</li> <li>3. The water course, (which is a drainage ditch) would very much feature in any future application for planning permission and would be dealt with considerably, in the same way that I have dealt with it over the last 15 years. The tree line, such that it is, would likewise be dealt with considerably with neighbour's views taken into account. The tree line issue is, however, in my view, a 'Red Herring' when discussing the settlement boundary, since much of it already lies either on or within the boundary.</li> <li>4. Even if the construction of a couple of small properties were to be requested and approved, I fail to see how this would go against the West Berkshire Local Plan, or indeed disadvantage the village in any way.</li> <li>5. In a previous application for development (12/02476/FULD) no issue was raised in relation to Highways matters. The comment by the local Parish Council is therefore unfounded speculation and the evidence of the Highways Officers from this previous application is significantly more reliable.</li> <li>6. The statement that the field 'adds character to the village giving a more natural look' is patently false, since very few people in the village even know of its existence and virtually nothing can really be seen from the road in any case. There is no public access to this land.</li> </ol>	<p>Response noted. As landowner, the respondent is promoting the land along Church Hill for inclusion within the settlement boundary through the LPR (see lpr1956). The site has been considered as part of the SBR and the Council believes that appropriate linear development along Church Hill would follow the existing pattern of development. As it is not considered that this would harm the form and character of the settlement the land should be included within the settlement boundary.</p>



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
		<p>7. There is a bus service to Newbury every day, albeit limited. Irrespective of this however, we are talking about a very modest level of new development, perhaps a couple of family sized houses on this plot, and therefore concerns about traffic impact are overstated. I am concerned that the Parish is closing its mind to any growth in the village, ignoring the significant need for new homes across the district and the wider housing crisis. A blanket 'no' to development in villages like Wickham risks them falling into the 'sustainability trap', where villages stagnate and local services and facilities fail. Modest growth should be encouraged to support local schools and the like and improve opportunities for people to live in these special environments.</p> <p>8. It is stated that there is no justification for changing the natural outline of the settlement. I contend that the natural outline should almost certainly have contained this area and that all that is being requested is for a logical infill.</p> <p>9. This site is being considered since it is logically part of the village and should never have been excluded from the settlement area in the first place. New homes are needed in the AONB as well (viz the current development in Hungerford within the AONB), and very modest opportunities like this should be encouraged, helping to bring new energy into this rural community, but at an entirely appropriate modest scale so as to be fully integrated and in keeping with the existing village envelope and style.</p>	
Woolhampton	Woolhampton Parish Council	<p>Woolhampton Parish Council wishes to object to the proposal to extend the Woolhampton Settlement Boundary to include the land to the west of New Road Hill, north of the A4 (opposite the entrance to the village hall and Hawkes House) and to the east of Morris Copse.</p> <p>This site is subject to a planning application which the Parish Council has objected to because of the need to create an access from the Bath Road. This is considered to be a potential danger due to its proximity to New Road Hill and the village hall entrance.</p> <p>The Council is of the opinion that this proposed revision of the settlement boundary, implies planning acceptance, and therefore the Council cannot support it. The Parish Council therefore wishes to object.</p>	<p>Comments noted. The Council acknowledges the objection the parish council has to MID4. The settlement boundary review criteria make clear however that all sites proposed for allocation in the LPR are included within the revised boundaries. If any of these sites are removed from the LPR before adoption, including MID4, then the relevant settlement boundary will be redrawn to exclude them.</p>



Settlement	Respondent	Response	Council response including any further amendments to be made to the proposed new boundaries
Yattendon	Yattendon Parish Council	Yattendon Parish Council have reviewed the boundary and had only one comment to make that the border for the Manor House (north western corner of the boundary) does not appear to follow the natural boundary and therefore seems rather randomly positioned.	Comments noted. In some cases the boundary has been drawn to the rear of built development in order to protect the character and form of the existing settlement. In this instance this has made for a boundary that does not relate to particular features on the ground. It is agreed that the boundary should be amended to follow the drive of the Manor House instead. The boundary will therefore be amended accordingly.



## Annex 1

**Table included as part of the response from Thatcham Town Council –****Elements of West Berkshire Council policies relevant to the proposed Settlement Boundary for North East Thatcham**

Note: all bold emphasis in the text is added for this response, to highlight the relevant parts of text

No	Section / Reference	Text	Observations	Inconsistencies and contradictions
1	Emerging Draft Local Plan Policy SP1 Spatial Strategy	<b>There will be a presumption in favour of sustainable development and redevelopment within the settlement boundaries of those settlements identified in Appendix 3 and outlined on the Policies Map.</b>	There is a presumption in favour of housing for all land within the settlement boundary unless the specific area of land is in a category that is specifically excluded	There are no specific areas defined in SP 17 or other documents as green space. Therefore the whole of site THA 20 would be open to development. This is contrary to the finding of the Thatcham Strategic Growth Study: stage 3 Report
2	Policy SP1 Spatial Strategy	The strategy: optimises the density of development to make the best use of land whilst conserving and <b>enhancing the distinctive character and identity of the built, historic and natural environment</b>	The policies in the Emerging Draft document do not define which parts of the area are necessary to conserve the natural environment. According to #1, there is therefore a presumption that development can occur anywhere within the settlement boundary.	The policies in the Emerging Draft document therefore do not deliver the spatial strategy in policy SP 1.
3	Policy SP1 Spatial Strategy	<b>Opportunities will be taken to maintain and enhance the identity of Thatcham separate to that of Newbury and its surrounding rural settlements.</b>	The proposed settlement boundary does not exclude the land necessary to maintain the separate identities of Thatcham and Cold Ash.	If the settlement boundary includes all of site THA 20, there is no assurance that the separation between Thatcham and Cold Ash will be preserved; the statement in #1 states there is a presumption in favour of development anywhere within the settlement boundary.
4	Policy SP1 Spatial Strategy	<b>Within Newbury, Thatcham, Tilehurst, Purley on Thames and Calcot developments are expected to secure a net density of at least 35 dwellings per hectare ...</b>	It is clear from this statement that 'development[s]' describes an area designated for housing.	If this meaning of 'development' is applied elsewhere in the Emerging Plan document, this results in internal contradictions – see for example #1.
5	Policy SP 7 Design Principles	<b>... development proposals will be in accordance with all of the relevant</b>	The proposed settlement boundary takes no account of	There is a contradiction between this statement and the statement in SP1 that



No	Section / Reference	Text	Observations	Inconsistencies and contradictions
		<b>following design principles: Context – development will be landscape- led, conserving and enhancing the landscape character and historic context of both the site and its wider surroundings in accordance with policies SP8 and SP9;</b>	the design principles in SP8 and SP9, the West Berkshire Landscape Character Assessment, or the Thatcham Strategic Growth Study: stage 3 Report.	there is a presumption in favour of development anywhere within the settlement boundary (see #1).
6	Policy SP 8 Landscape Character	<b>Development should be demonstrably informed by and respond positively to the evaluation of the distinctive landscape character areas set out in the West Berkshire Landscape Character Assessment (2019)</b>		See #5.
7	Policy SP 17 North East Thatcham Strategic Site Allocation	<b>Development of the site will be expected to deliver:</b> A network of green infrastructure which will include <b>a new strategic country park linking Thatcham to the plateau and the AONB</b>	This is the only statement in the draft Local Plan or forming part of it by reference that mentions a 'strategic country park'. There no further description of what is envisaged.	Under the wording of the policies in the draft Local Plan, there is a presumption in favour of housing anywhere within the settlement boundary. This statement in SP 17 is therefore at odds with those other policies. See #1 and #5.
8	Policy DC 1 Development in the countryside	<b>Planning permission will not be granted where a proposal harms or undermines the existing relationship of a settlement within the open countryside, where it does not enhance the character and distinctiveness of the rural area, including the special qualities and natural beauty of the landscape of the AONB</b>		If the settlement boundary extends over the whole of site THA 20 there is no protection of views of the natural beauty of the landscape of the AONB from Thatcham, or the views of the Kennet valley from the AONB. See #13.
9	Policy DC 14 Trees, woodland and hedgerows	<b>Development should buffer any ancient woodland and veteran trees it affects by providing sufficient space to afford surrounding protection</b> and allow for future growth and expansion where possible.		See #3.
10	Appendix 3 Settlement Boundary Review	<b>Boundaries will exclude:</b> <b>Highly visible areas such as</b> exposed		The proposed settlement boundary is directly in conflict with this statement, when



No	Section / Reference	Text	Observations	Inconsistencies and contradictions
		ridges, land forms or <b>open slopes on the edge of settlements</b>		taken with #13, #15, #16, #17 and #18.
11	Appendix 3 Settlement Boundary Review	<b>Boundaries will exclude: Recreational or amenity open space which extends into the countryside or primarily relates to the countryside in form and nature.</b>		The proposed settlement boundary is directly in conflict with this statement, when taken with #15, #16, #17 and #18.
12	Appendix 3 Settlement Boundary Review	<b>Maps of individual settlements will be included in the Draft Local Plan Review 2020-2037 due to be published in Spring 2021.</b>		If this statement refers to the Regulation 19 draft, then it is incompatible with West Berkshire Council's Statement of Community Involvement.
13	West Berkshire Landscape Character Assessment (2019) Landscape Character Area WH4: Cold Ash Woodland and Heathland Mosaic 'Valued Features and qualities'; P176 <i>(note that this area includes the whole of the proposed North East Thatcham Strategic Site)</i>	<b>The woodlands along the east– west ridge create a unifying backdrop for the larger settlements to the south of the area</b> and within the AONB to the north. Views from the ridge are frequently limited by tree cover, creating a secluded character, <b>but open locations provide views south to similar woodland and heathland mosaic forming the southern side of the Kennet valley</b> , and north to AONB chalk downland rising to a wooded ridge to the north of the Pang. <b>Open farmland on the lower slopes contributes to a sense of separation between the elevated character area and the towns of Thatcham and Newbury in the valley below</b>	It is notable that the land to the north of the A4 and Floral Way (which includes the proposed North East Thatcham Strategic Site Allocation) is included in the same Landscape Character Area as Cold Ash to the north, and is therefore considered to have the same general character.	(i) In the first part of this statement, the woodlands would be obscured if the housing extends to the top of the settlement boundary (ii) In the second part of this statement, the views would be obscured if the housing extends to the top of the settlement boundary. (iii) In the third part of this statement, the character of the landscape on the lower slopes would be destroyed if development is permitted, and the sense of separation between the elevated area and the town of Thatcham would be lost
14	Thatcham Strategic Growth Study Stage 3 Report Paragraph 2.61	<b>Guidance is to maintain a buffer equivalent to the height of the trees in the woodland. As such a conservative buffer of 25m has been applied to all ancient woodland areas</b>	Policy SP17 does not mention any buffer, or show it on the map. This is unlike other policies for sites adjacent to ancient woodland. Section 2 of the Growth Study report is only descriptive	The lack of any mention of ancient woodlands or a buffer, unlike policies for other sites, suggests that it is not needed. This is contrary to policy DC 14 – see #9



No	Section / Reference	Text	Observations	Inconsistencies and contradictions
15	Thatcham Strategic Growth Study Stage 3 Report Page 61: 'Neighbourhoods'	<b>Siege Cross: Open 'down-land' country park sat on high ground with views and connection to centre.</b>	This confirms that the country park would be between the housing and the AONB to the north	According to the definition of settlement boundary in Appendix 3 of the Emerging Draft Local Plan the country park should therefore be outside of the settlement boundary. See #11
16	Thatcham Strategic Growth Study Stage 3 Report Page 62, paragraph 4.7	<b>NE Thatcham has the potential to accommodate: Approximately 50% of the site given over to green open space of different types</b>		See #15.
17	Thatcham Strategic Growth Study Stage 3 Report Page 65 para 4.9,	<b>The core of the concept is the creation of a strategic green space on the slopes and tops above the main body of the development</b>		See #15.
18	Thatcham Strategic Growth Study Stage 3 Report Page 98, para 6.7	<b>If the concept masterplan was followed through it could deliver: a new strategic country park or the whole town linking Thatcham to the plateau and AONB above the slopes</b>		See #15.



**West Berkshire Local Plan Review to 2039  
Settlement Boundary Review**

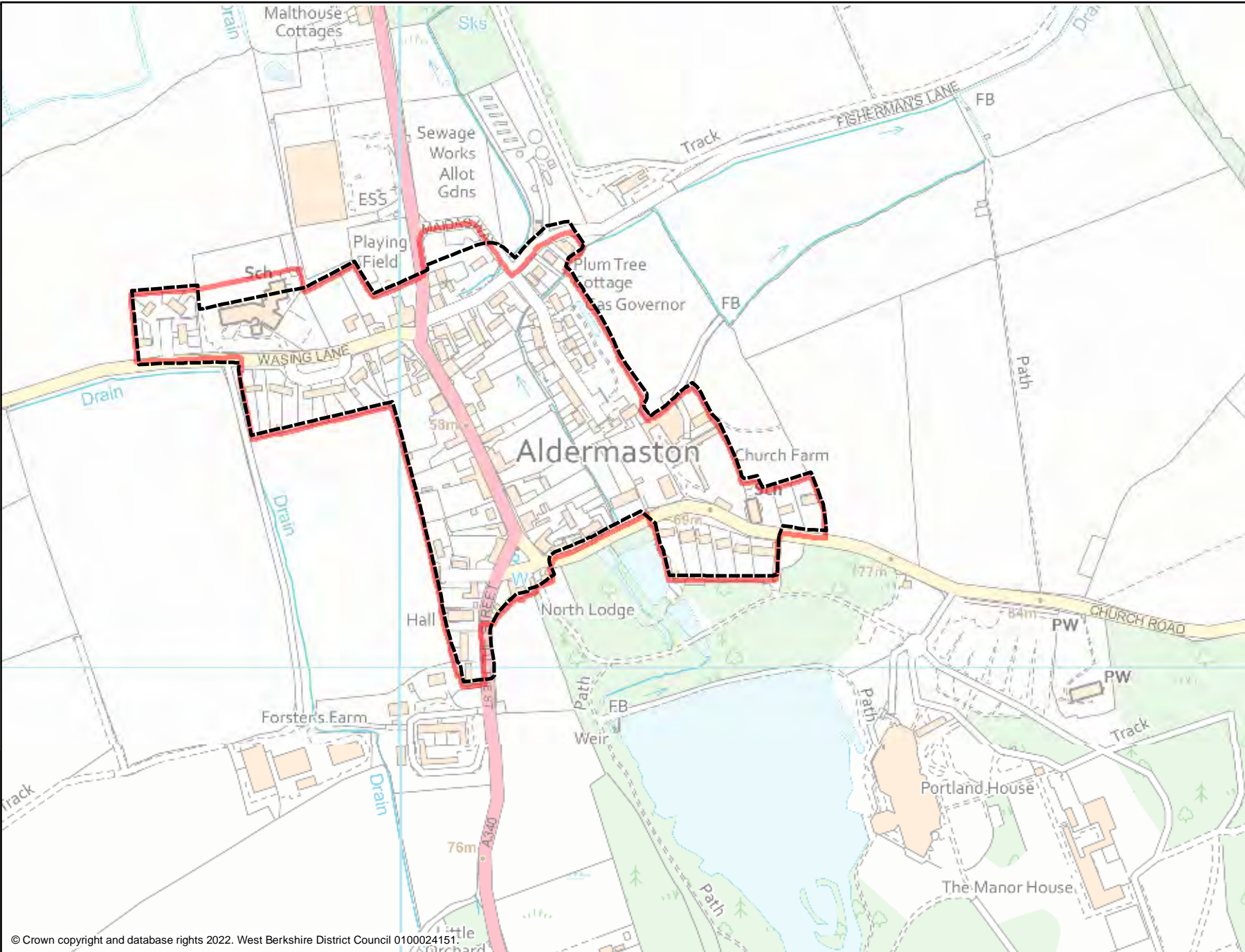
**Proposed Submission Maps showing existing and proposed settlement  
boundaries – December 2022**

<b>Map no</b>	<b>Settlement</b>
1	Aldermaston
2	Aldermaston Wharf
3	Ashmore Green
4	Beedon
5	Beenham
6	Boxford
7	Bradfield
8	Bradfield Southend
9	Brightwalton
10	Brightwalton Green
11	Brimpton
12	Burghfield
13	Burghfield Bridge
14	Burghfield Common
15	Calcot
16	Chaddleworth
17	Chieveley
18	Cold Ash
19	Compton
20	Curridge
21	Donnington
22	Eastbury
23	East Garston
24	East Ilsley
25	Eddington
26	Enborne Row
27	Great Shefford

<b>Map no</b>	<b>Settlement</b>
28	Hampstead Norreys
29	Hermitage
30	Hungerford
31	Kintbury
32	Lambourn
33	Leckhampstead
34	Lower Basildon
35	Mortimer
36	Newbury - north
37	Newbury - south
38	Pangbourne
39	Peasemore
40	Purley on Thames
41	Stockcross
42	Streatley
43	Tadley
44	Thatcham - east
45	Thatcham - west
46	Theale
47	Tidmarsh
48	Tilehurst
49	Upper Basildon
50	Upper Bucklebury
51	West Ilsley
52	Wickham
53	Woolhampton
54	Yattendon



# Proposed Settlement Boundary - Aldermaston

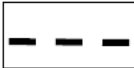



### Legend

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December 2022


**Settlement Boundary  
Review**


 Existing Local Plan settlement boundary

 Proposed LPR settlement boundary

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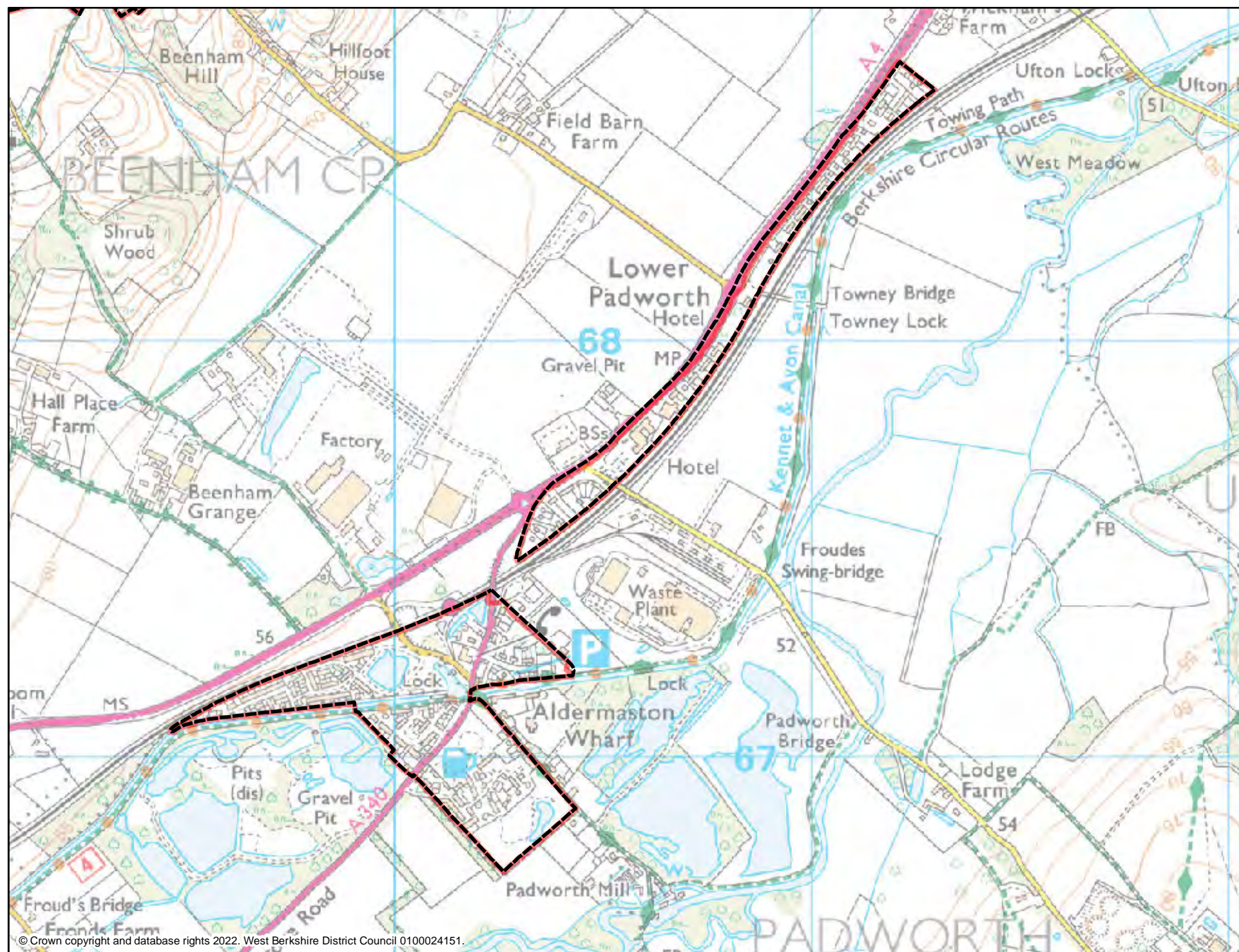






## Proposed Settlement Boundary - Aldermaston Wharf

## Map 2



## Legend

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## Settlement Boundary Review

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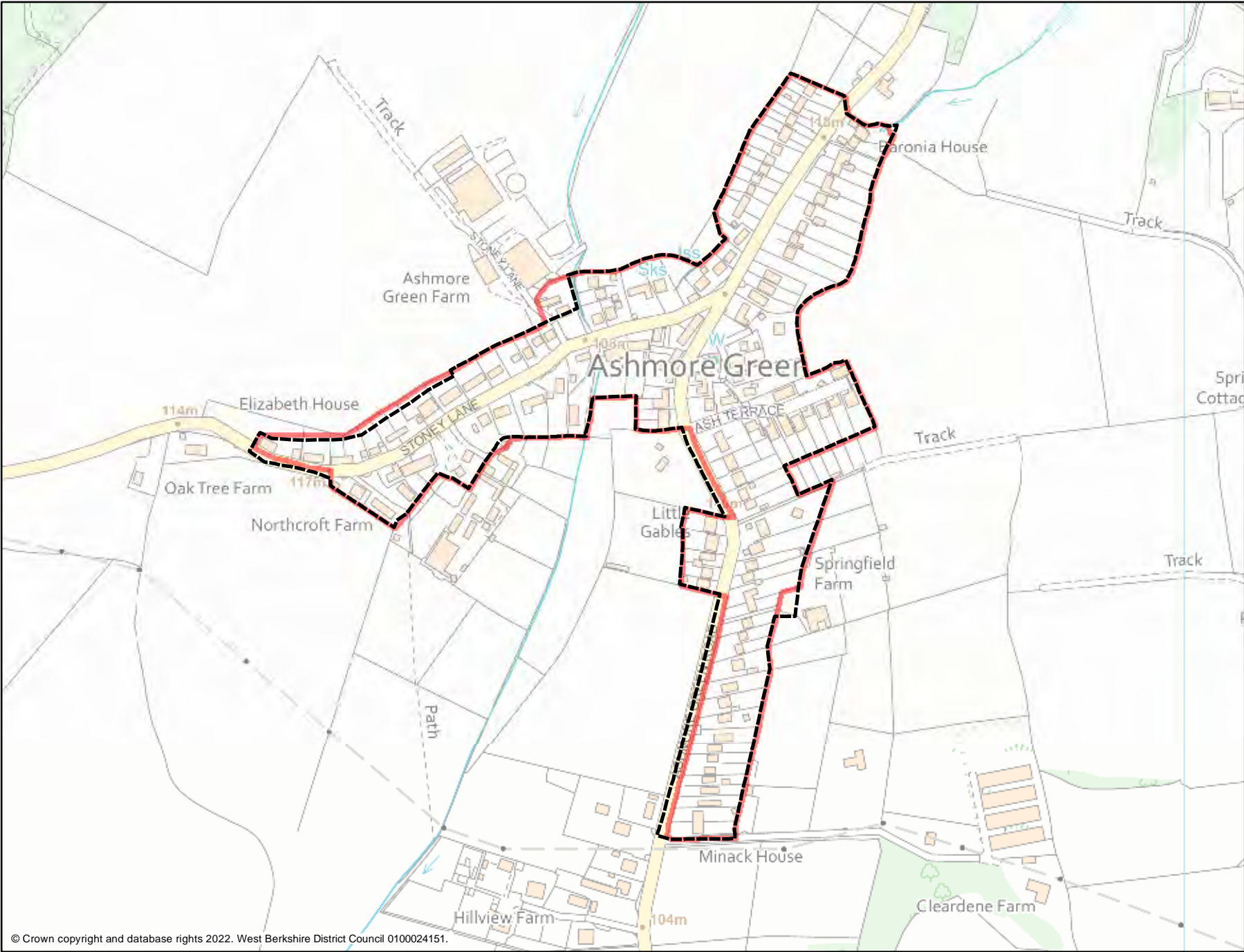
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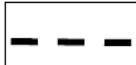



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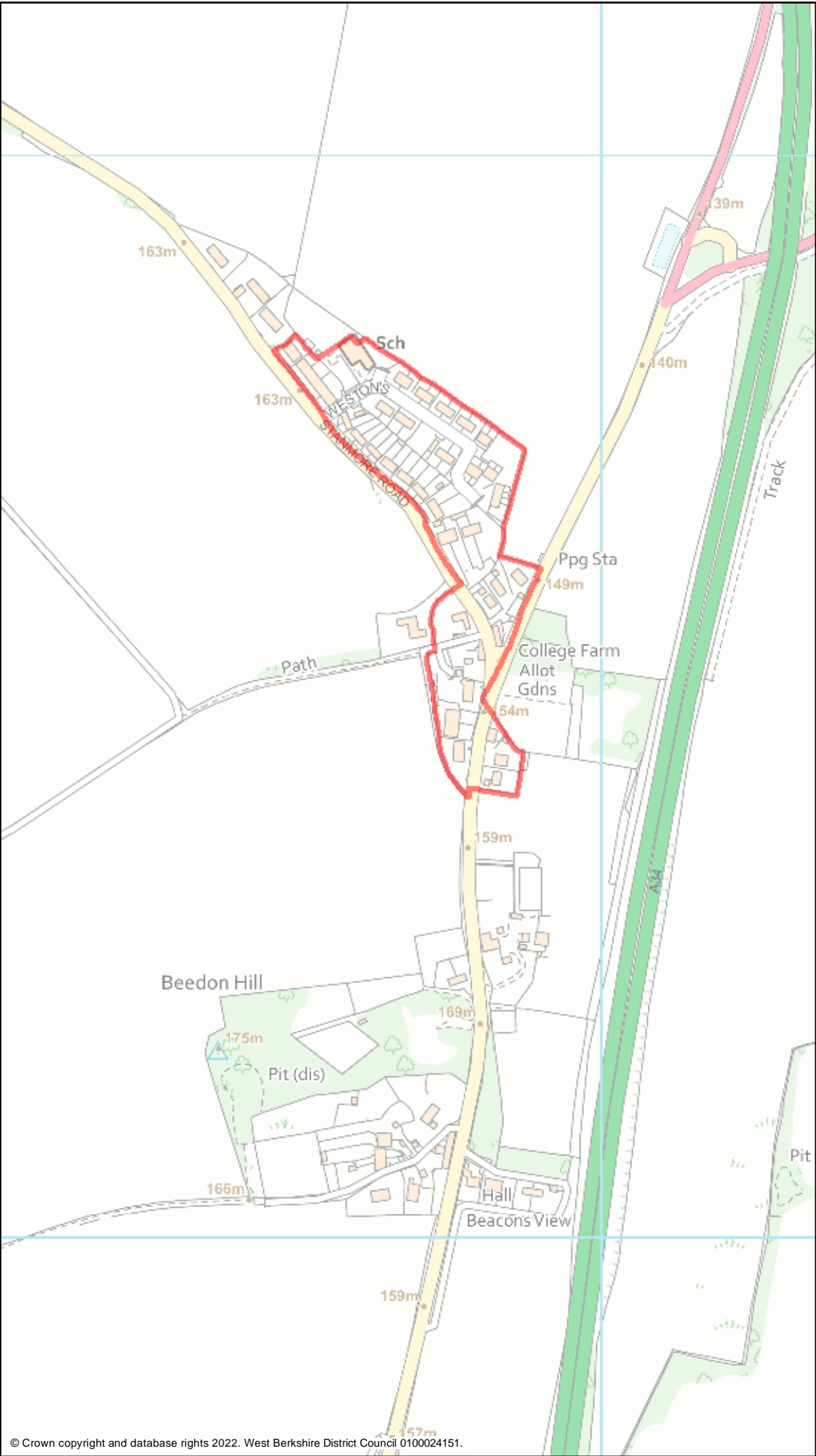
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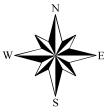
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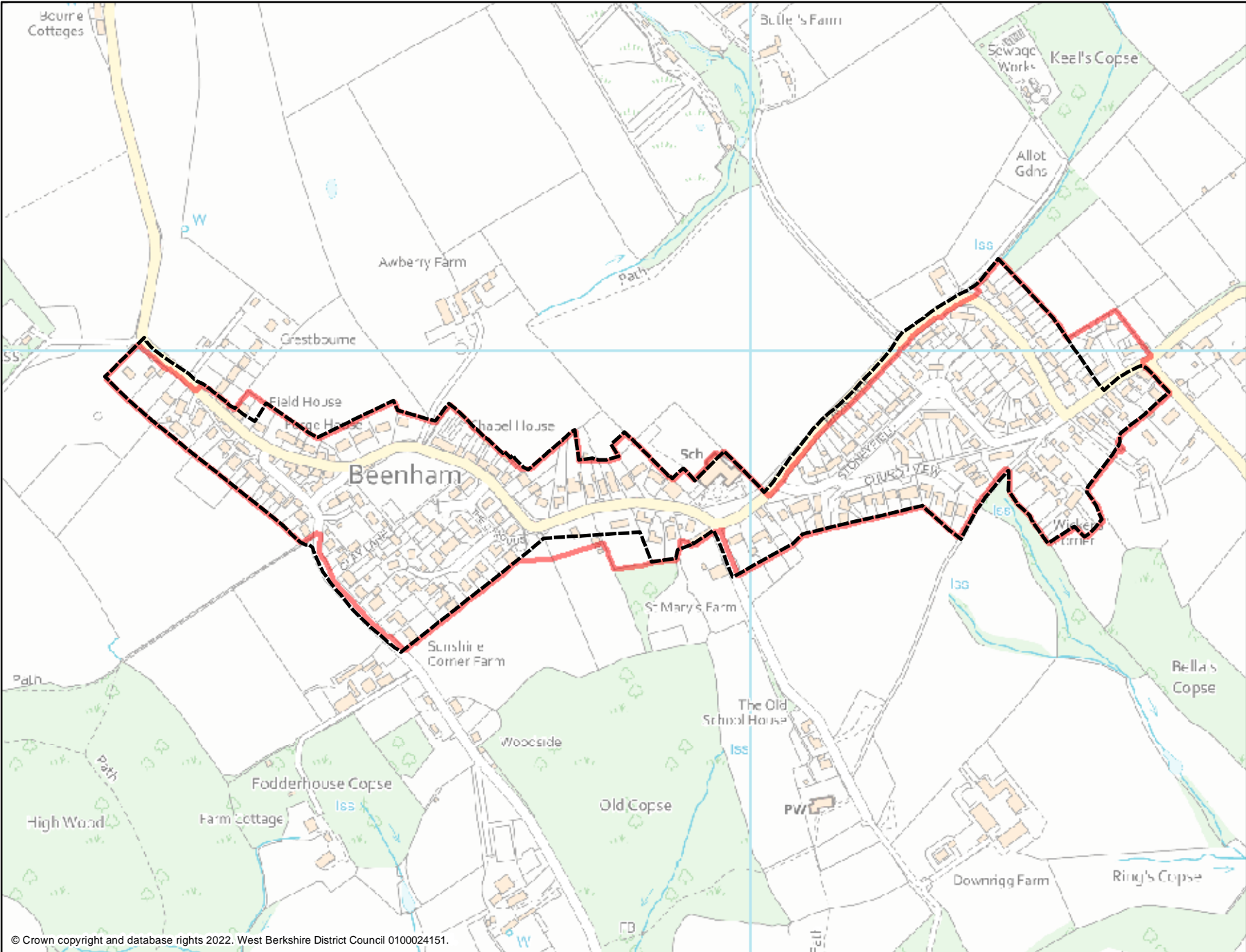
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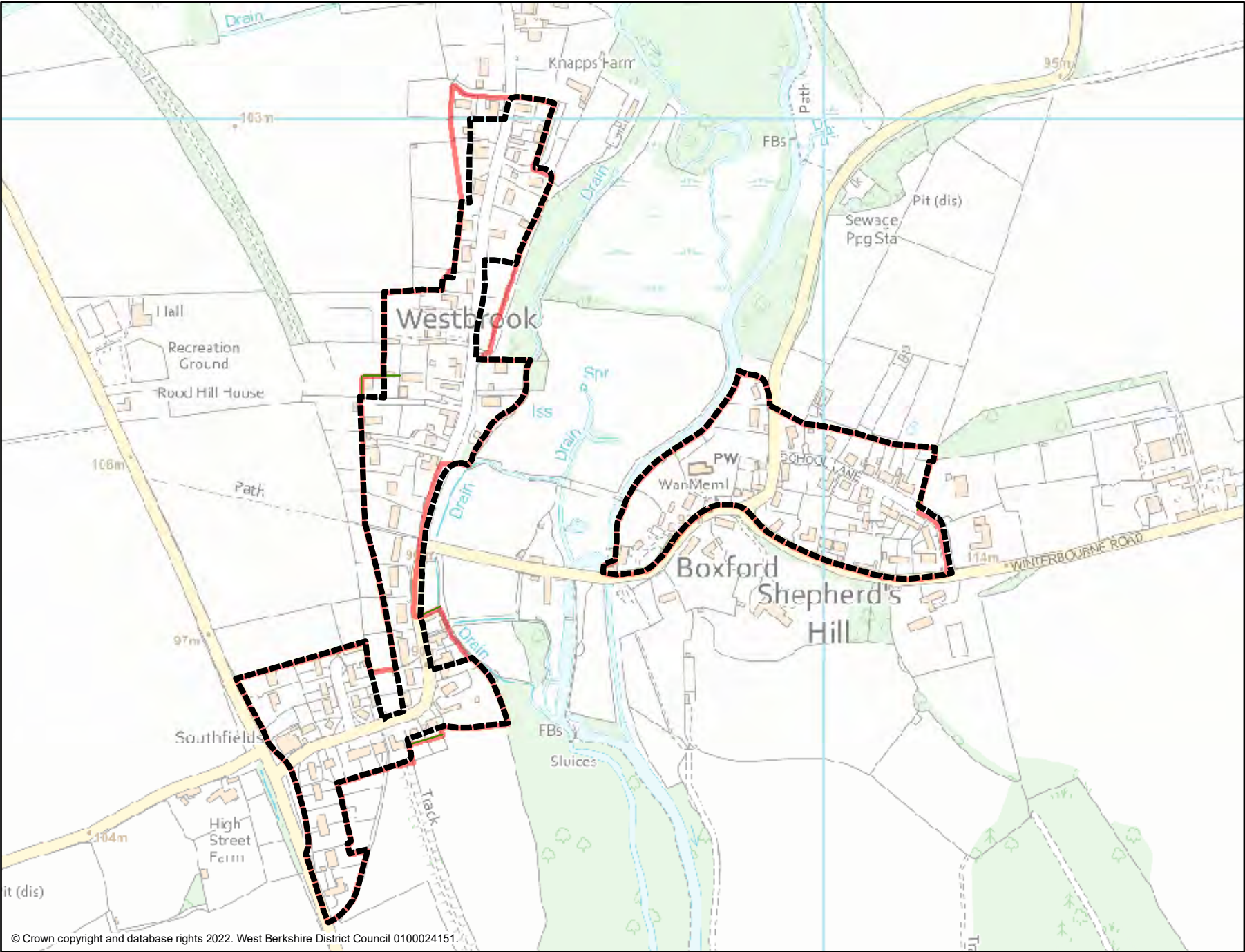
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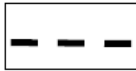



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 Existing Local Plan settlement boundary

 Proposed LPR settlement boundary

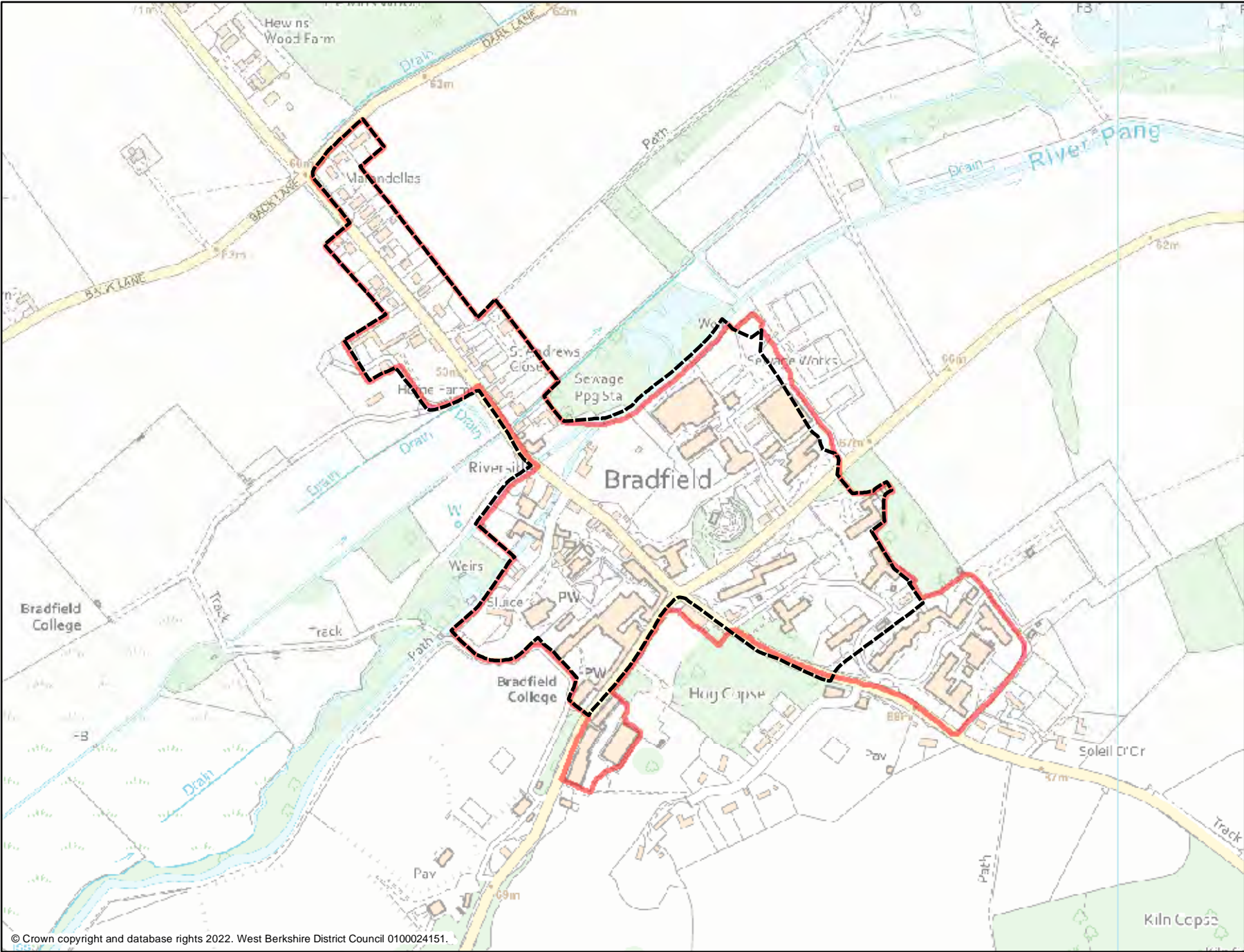
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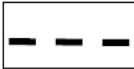


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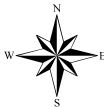
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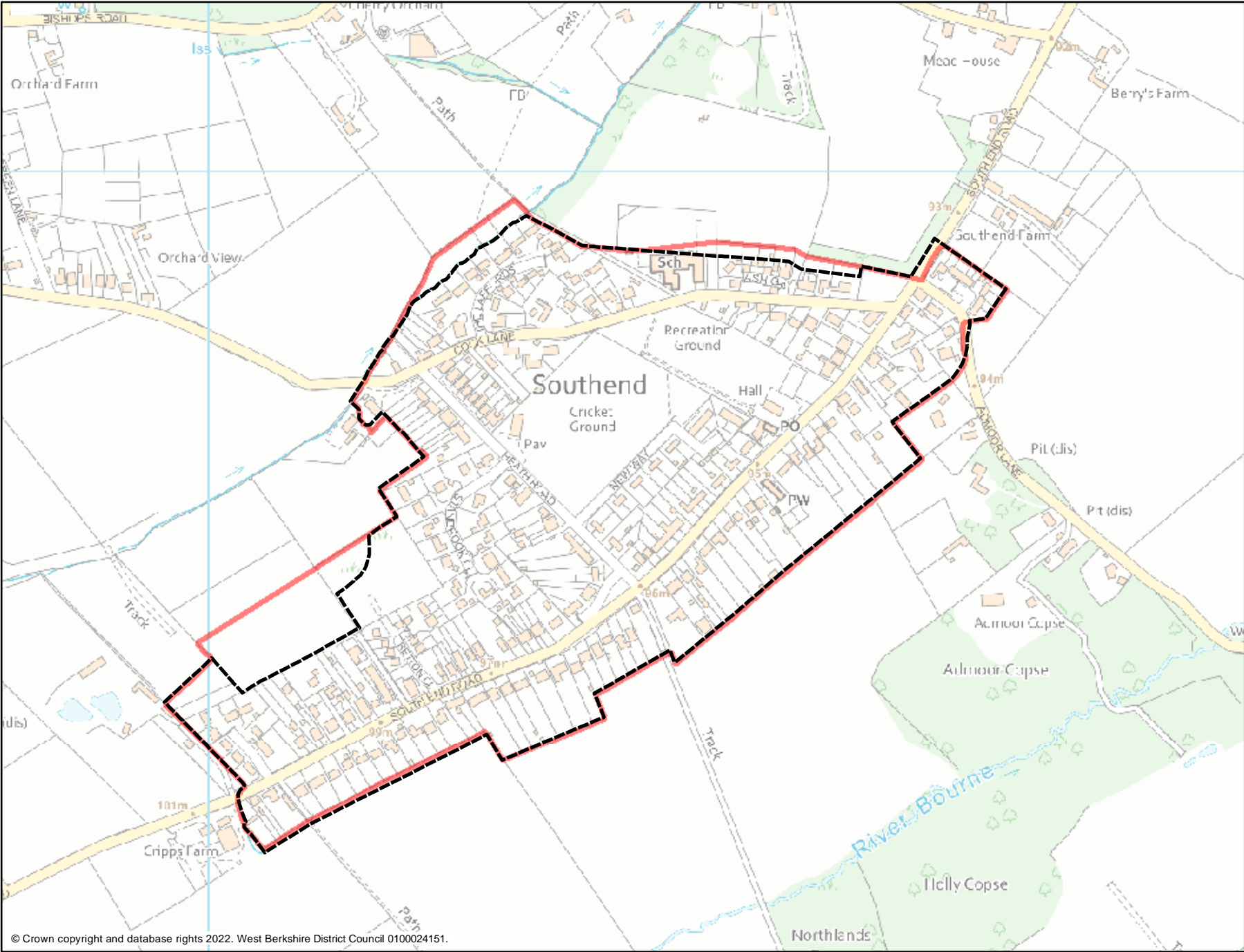
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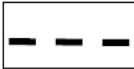


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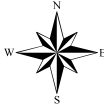
Existing Local  
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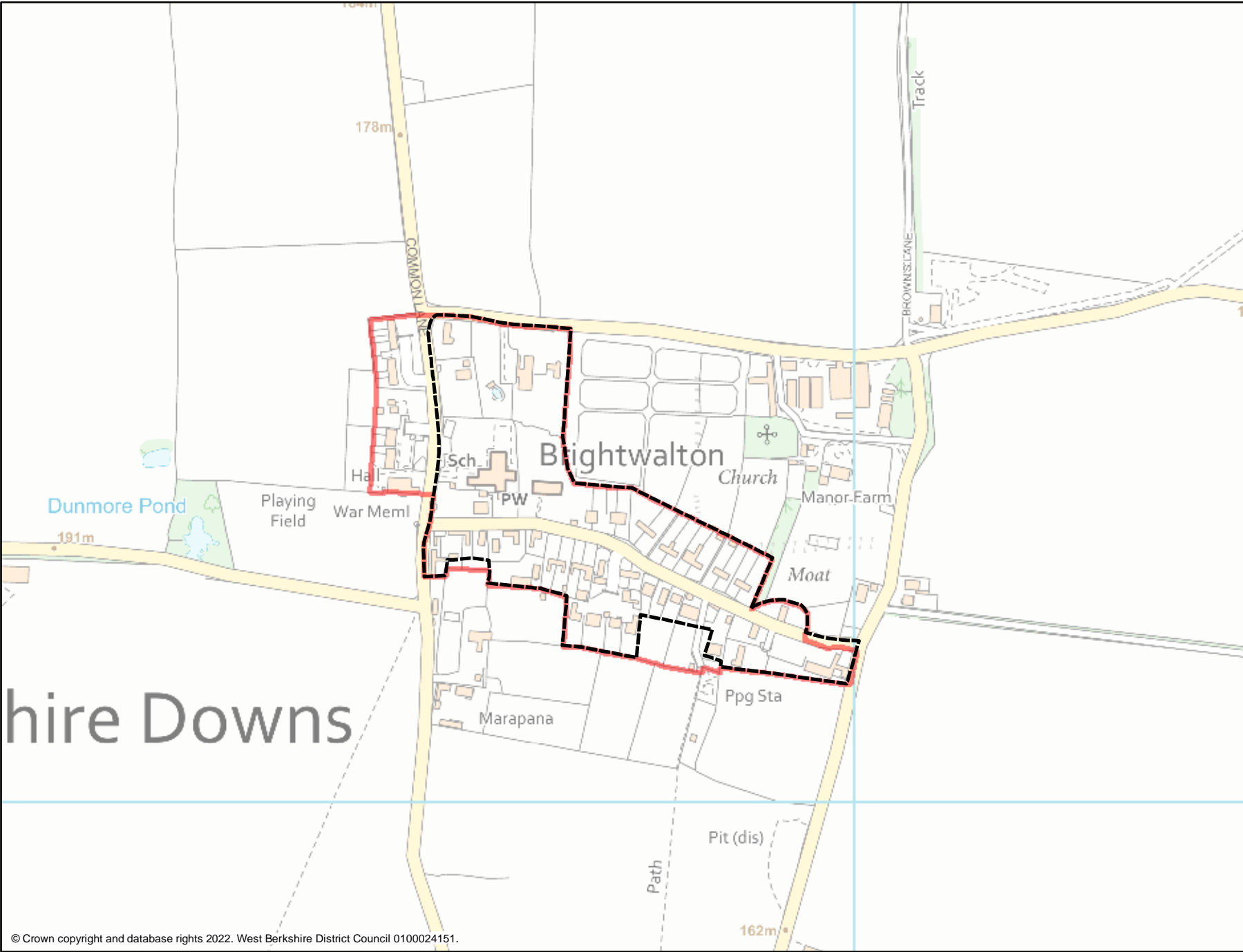
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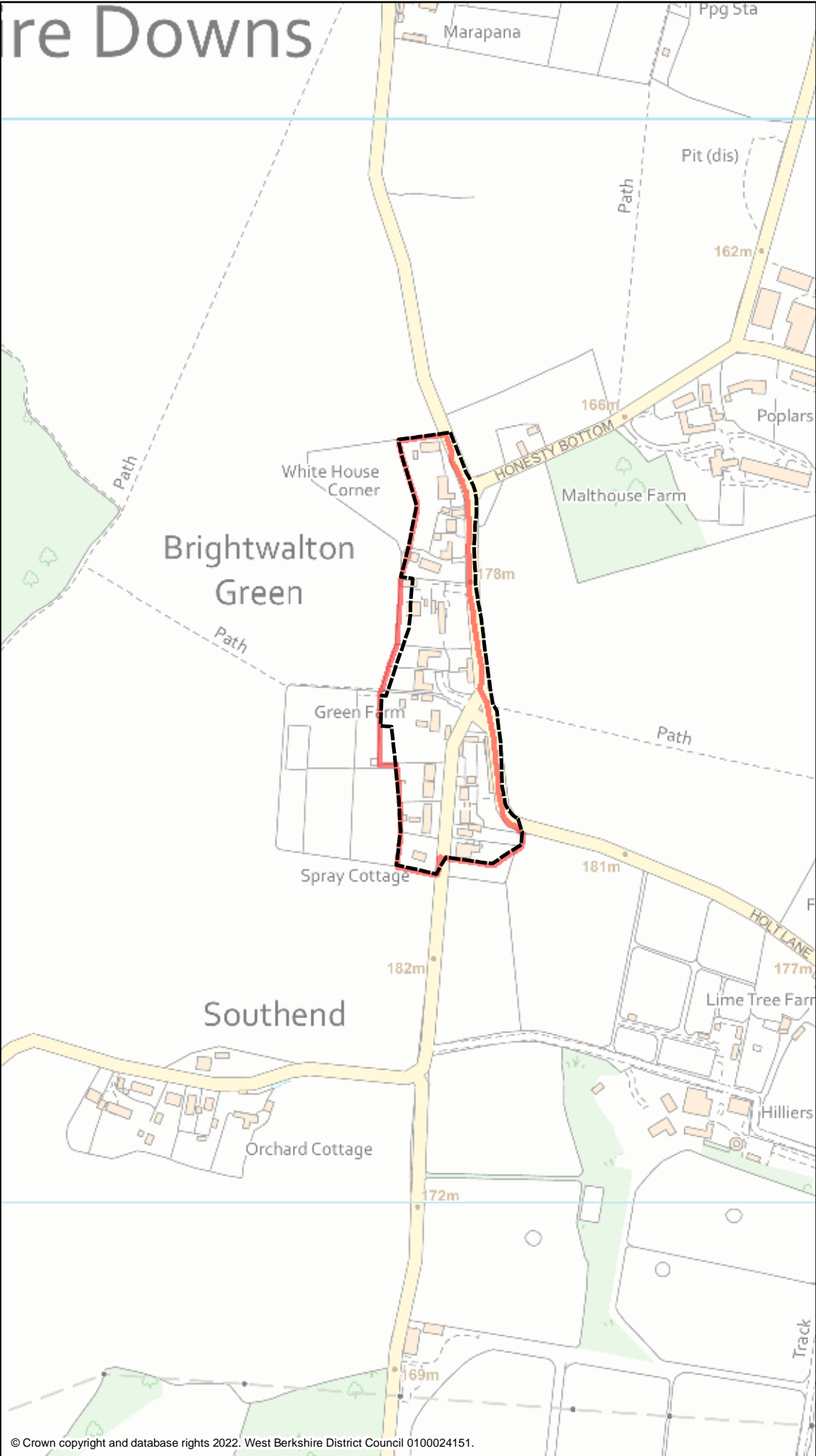
Existing Local Plan settlement boundary

Proposed LPR settlement boundary

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Settlement Boundary  
Review

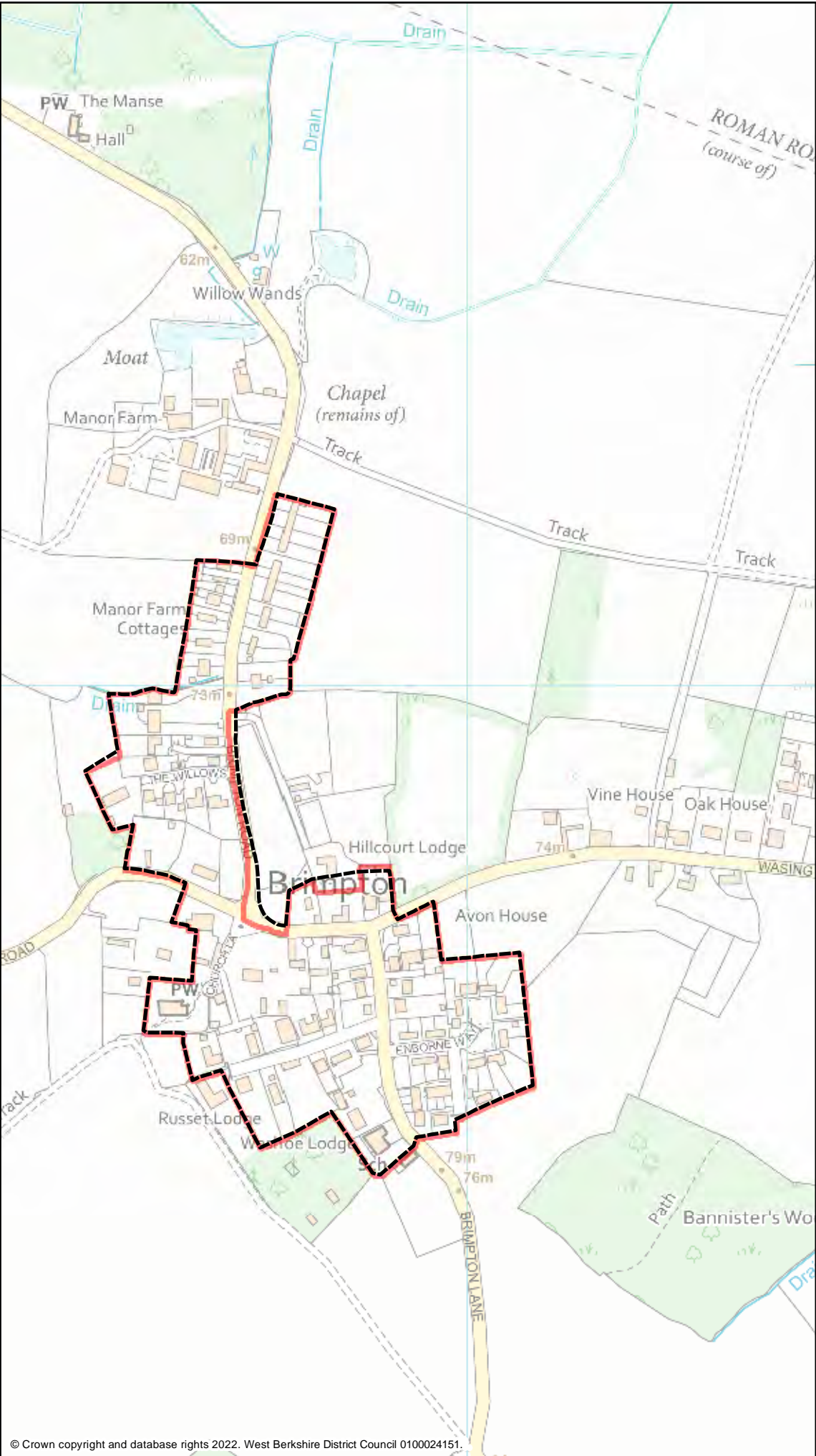
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- Proposed LPR settlement boundary

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Legend

West Berkshire  
Local Plan Review to 2039

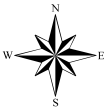
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December 2022

Settlement Boundary  
Review

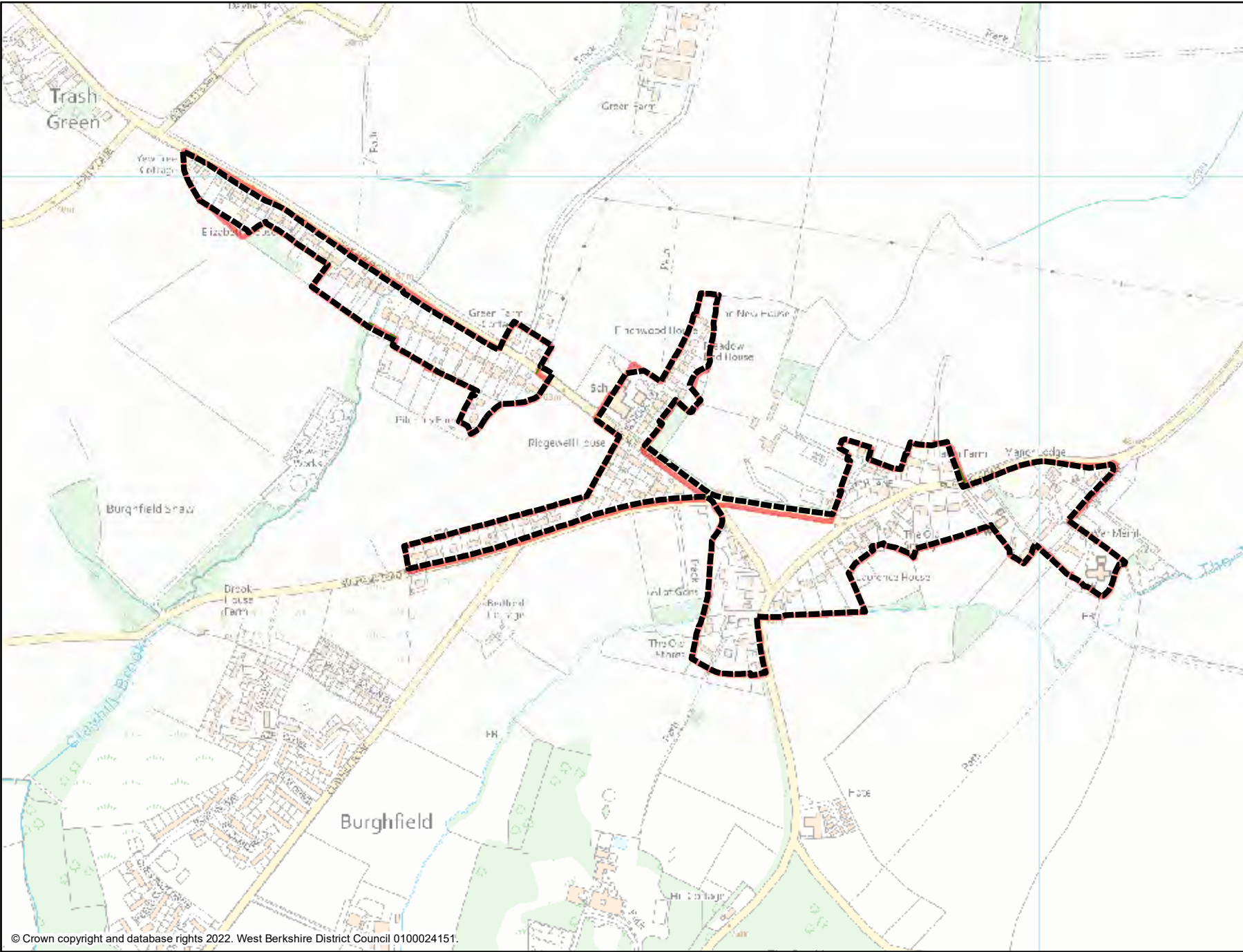
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Legend

West Berkshire  
Local Plan Review to 2039

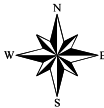
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Settlement Boundary  
Review

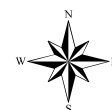
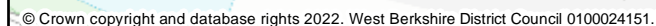
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- Proposed LPR settlement boundary

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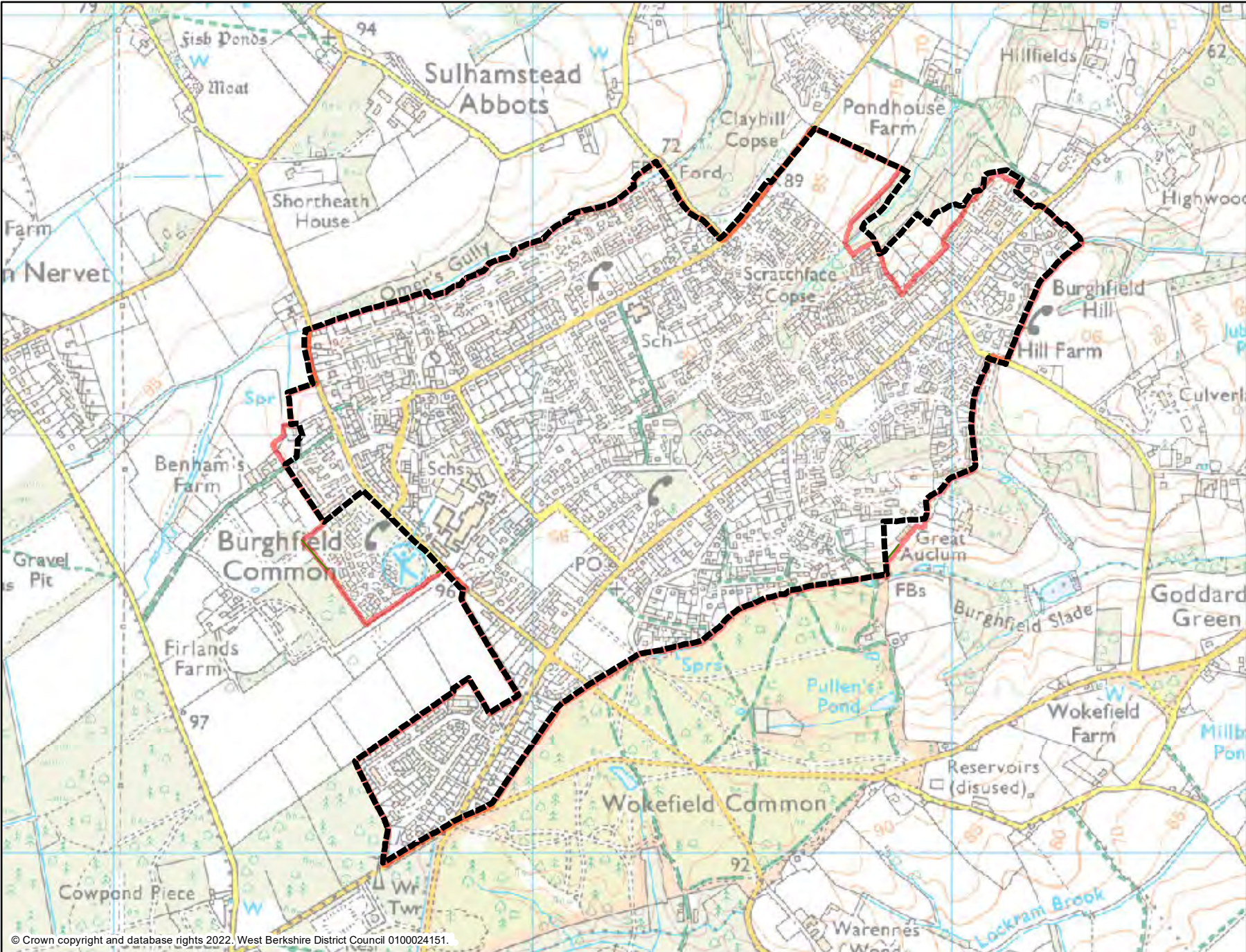
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### Legend

West Berkshire  
Local Plan Review to 2039

Proposed Submission  
December 2022

**Settlement Boundary Review**

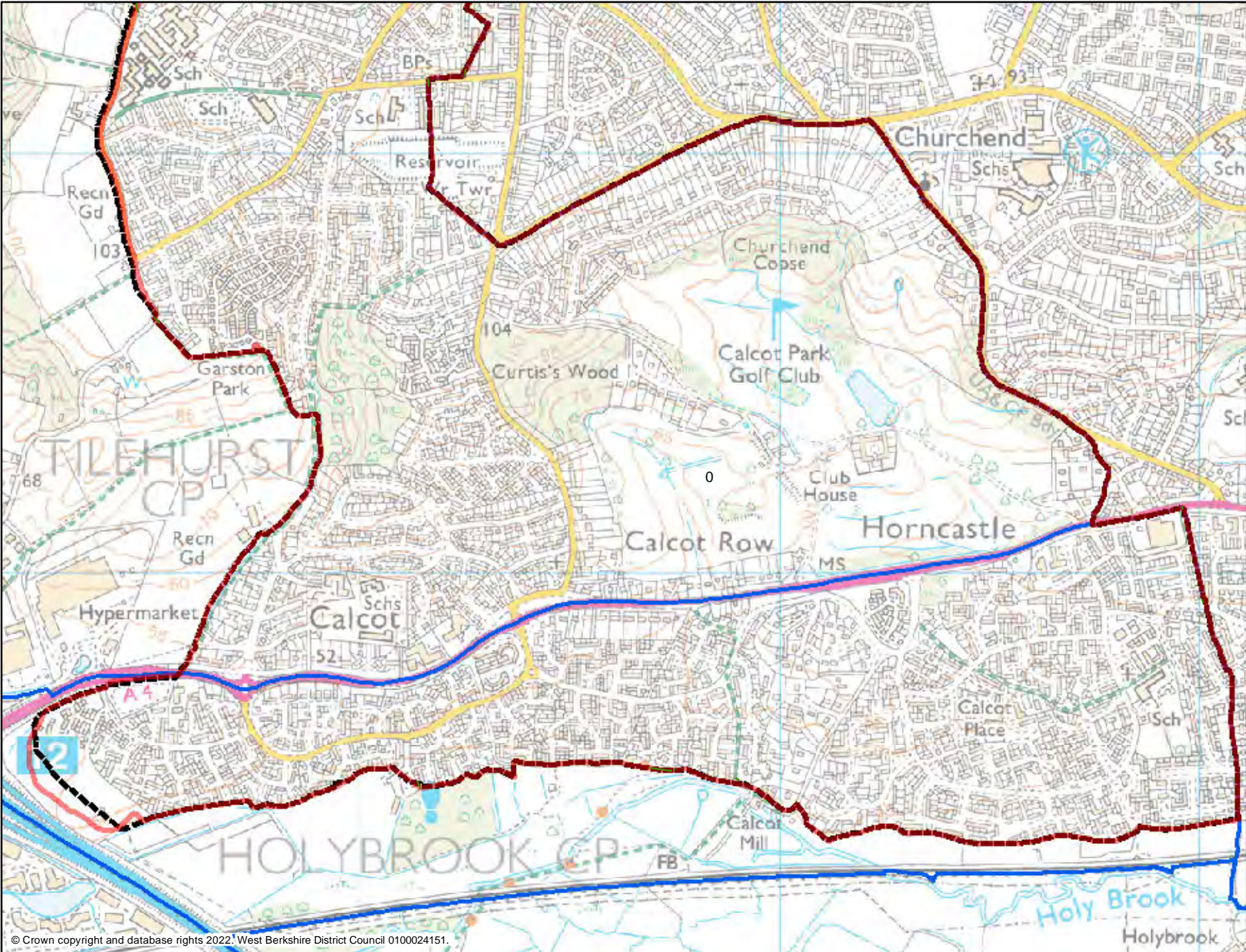
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Proposed LPR settlement boundary

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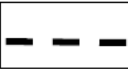



**Legend**

West Berkshire  
Local Plan Review to 2039

Proposed Submission  
December 2022

**Settlement Boundary Review**

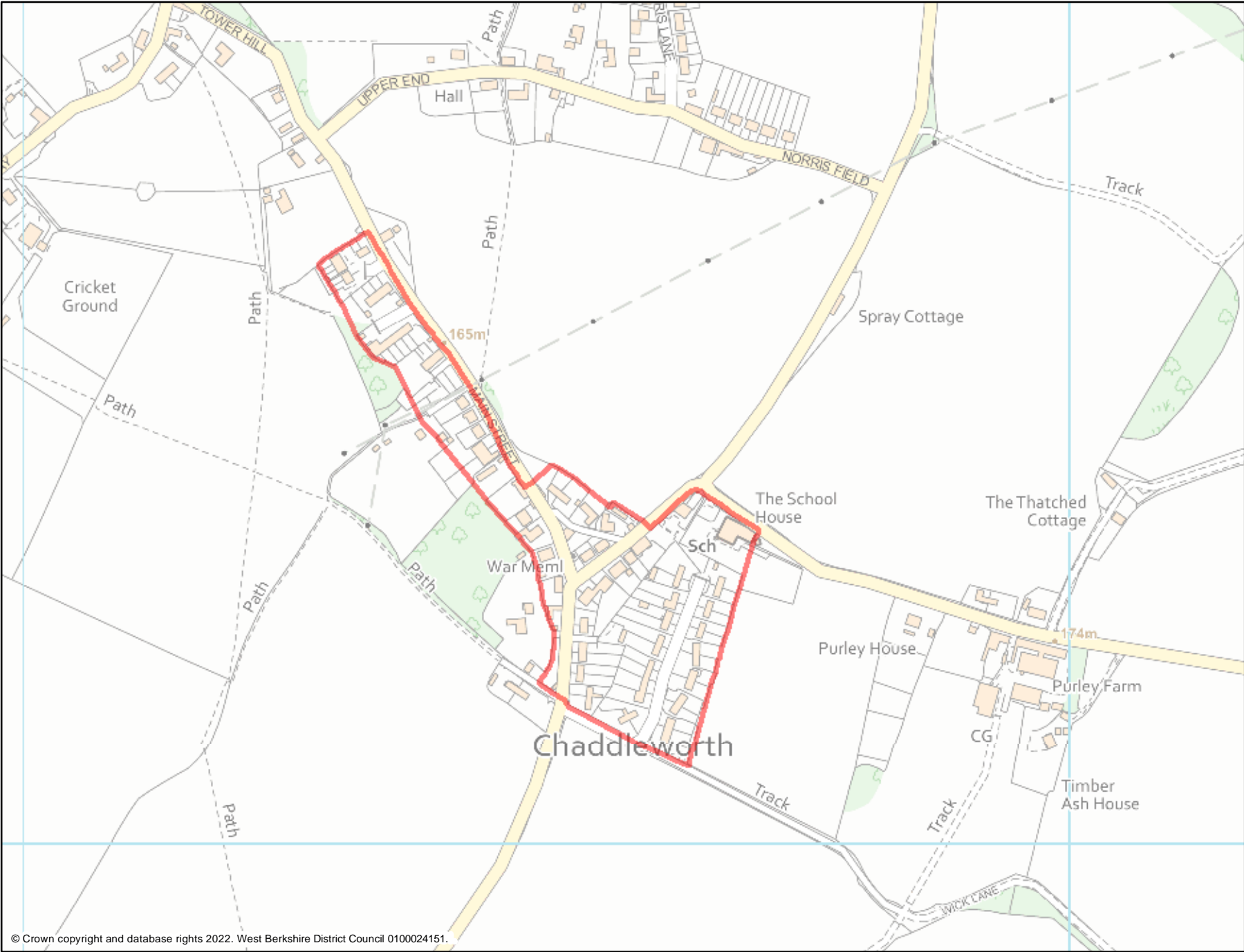
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-  Proposed LPR settlement boundary

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Legend

West Berkshire  
Local Plan Review to 2039

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December 2022

**Settlement Boundary  
Review**

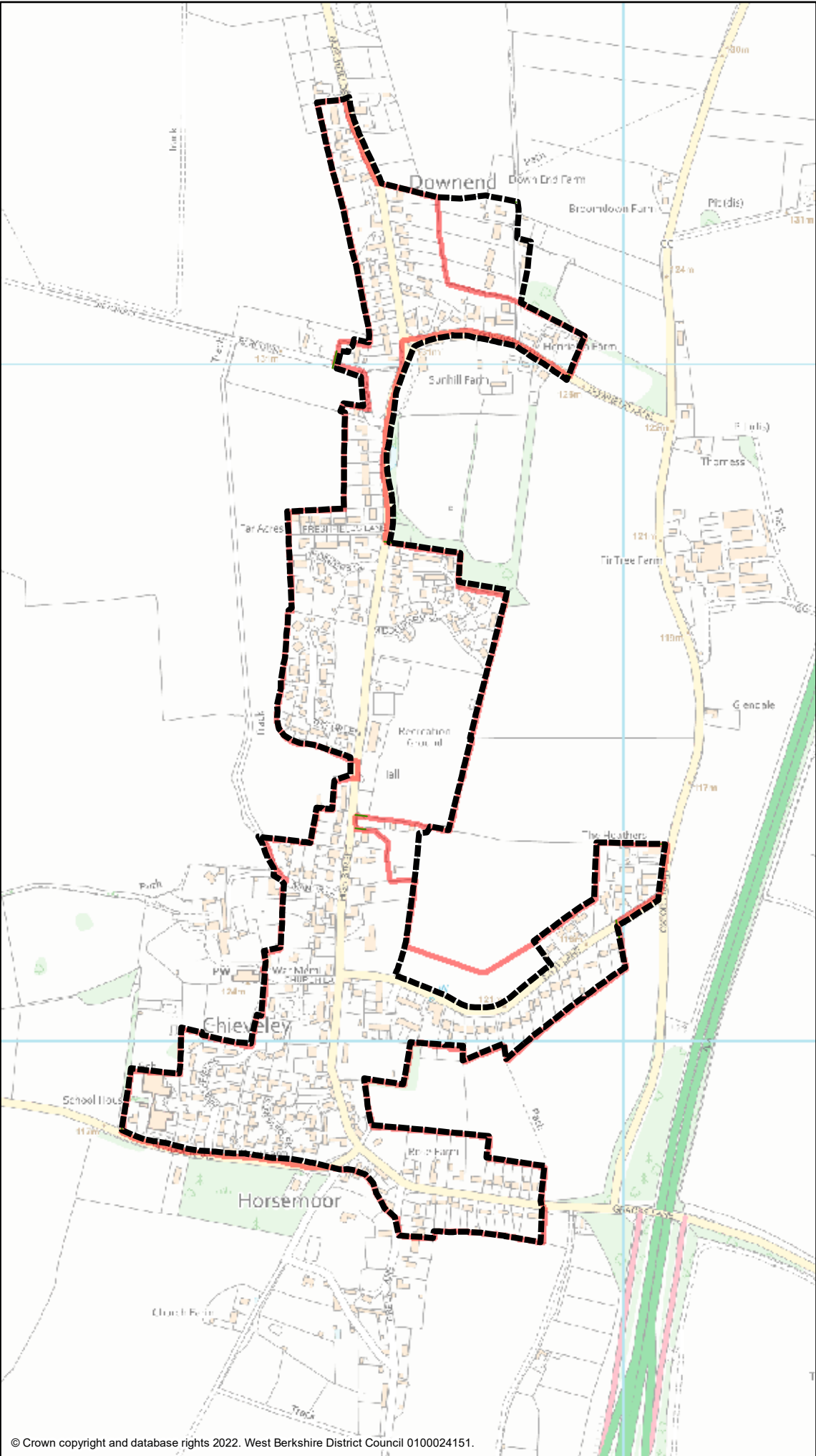
Proposed  
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settlement  
boundary

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Legend

West Berkshire  
Local Plan Review to 2039

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Settlement Boundary  
Review

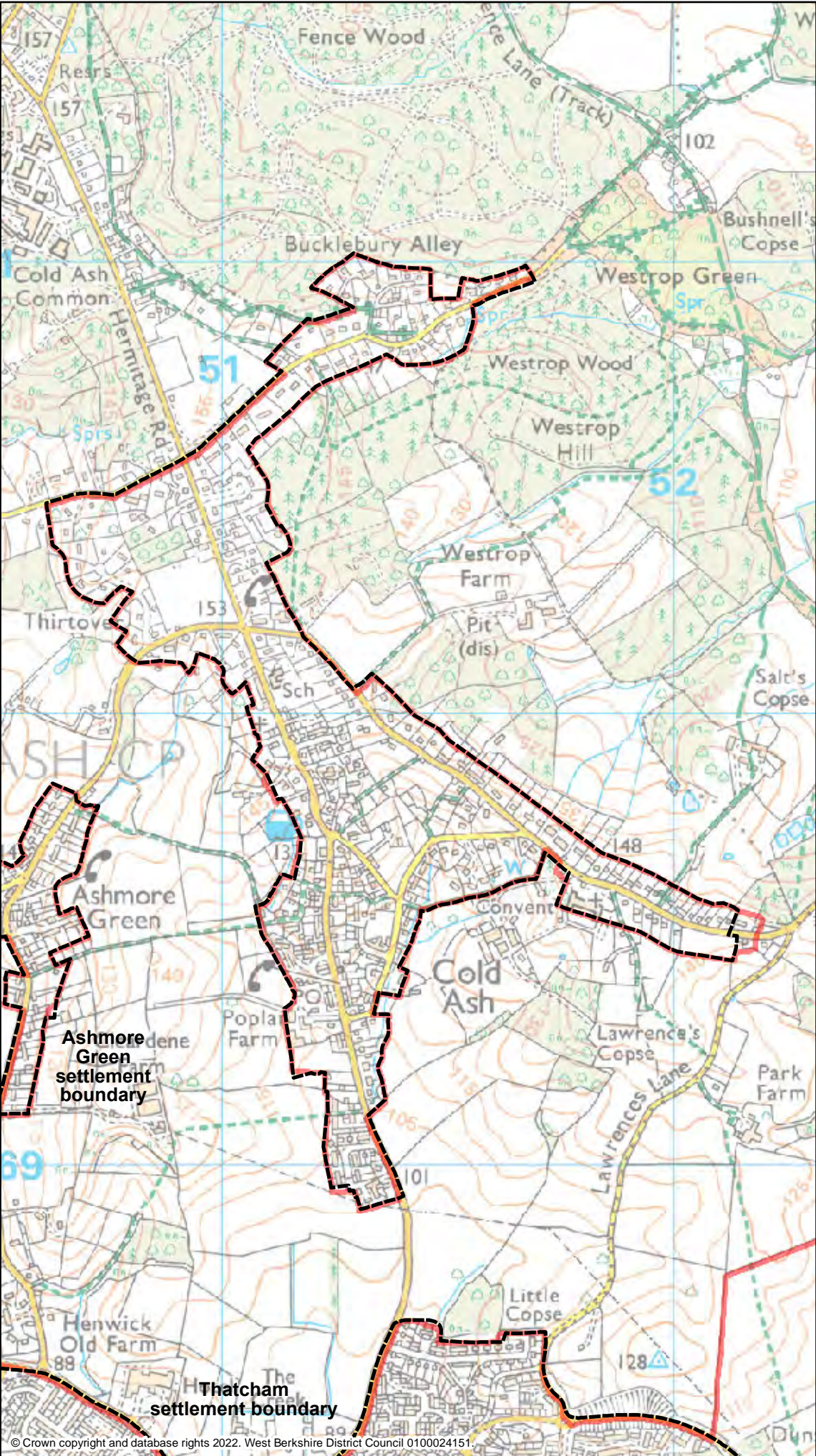
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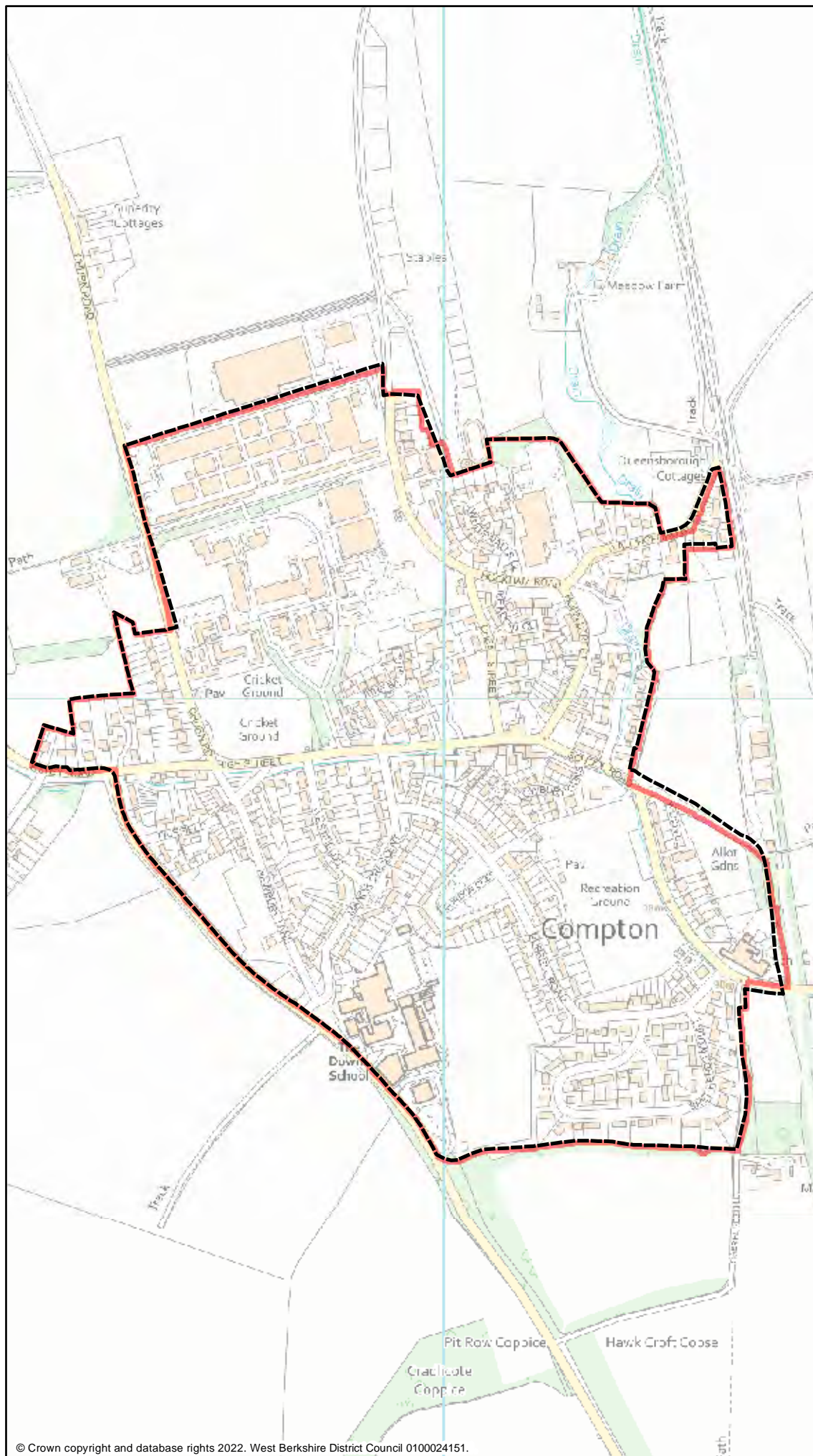
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West Berkshire  
Local Plan Review to 2039

Proposed Submission  
December 2022

## Settlement Boundary Review

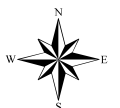
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Proposed  
LPR  
settlement  
boundary

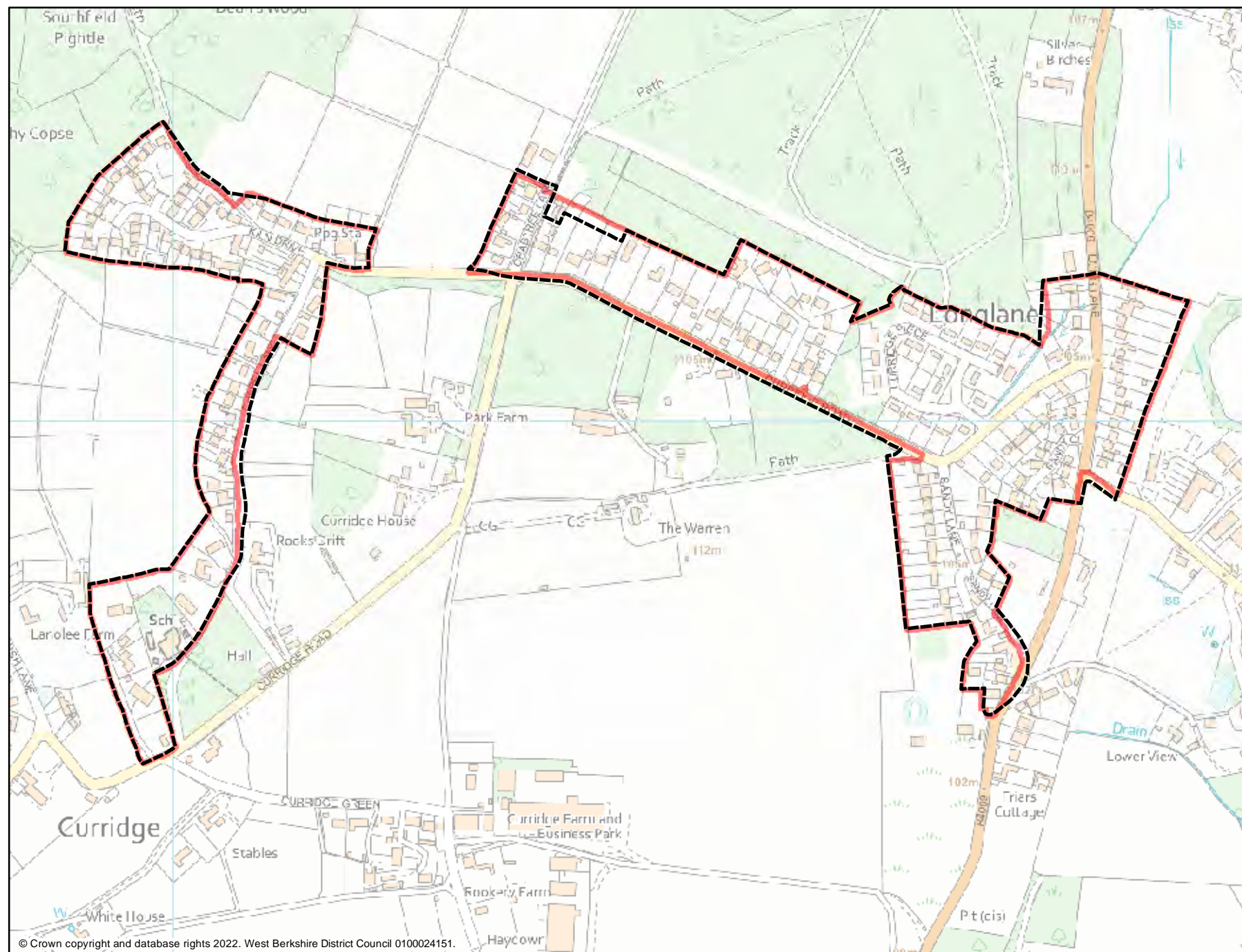
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## Proposed Settlement Boundary - Curridge



## Legend

West Berkshire  
Local Plan Review to 2039

Proposed Submission  
December 2022

## Settlement Boundary Review

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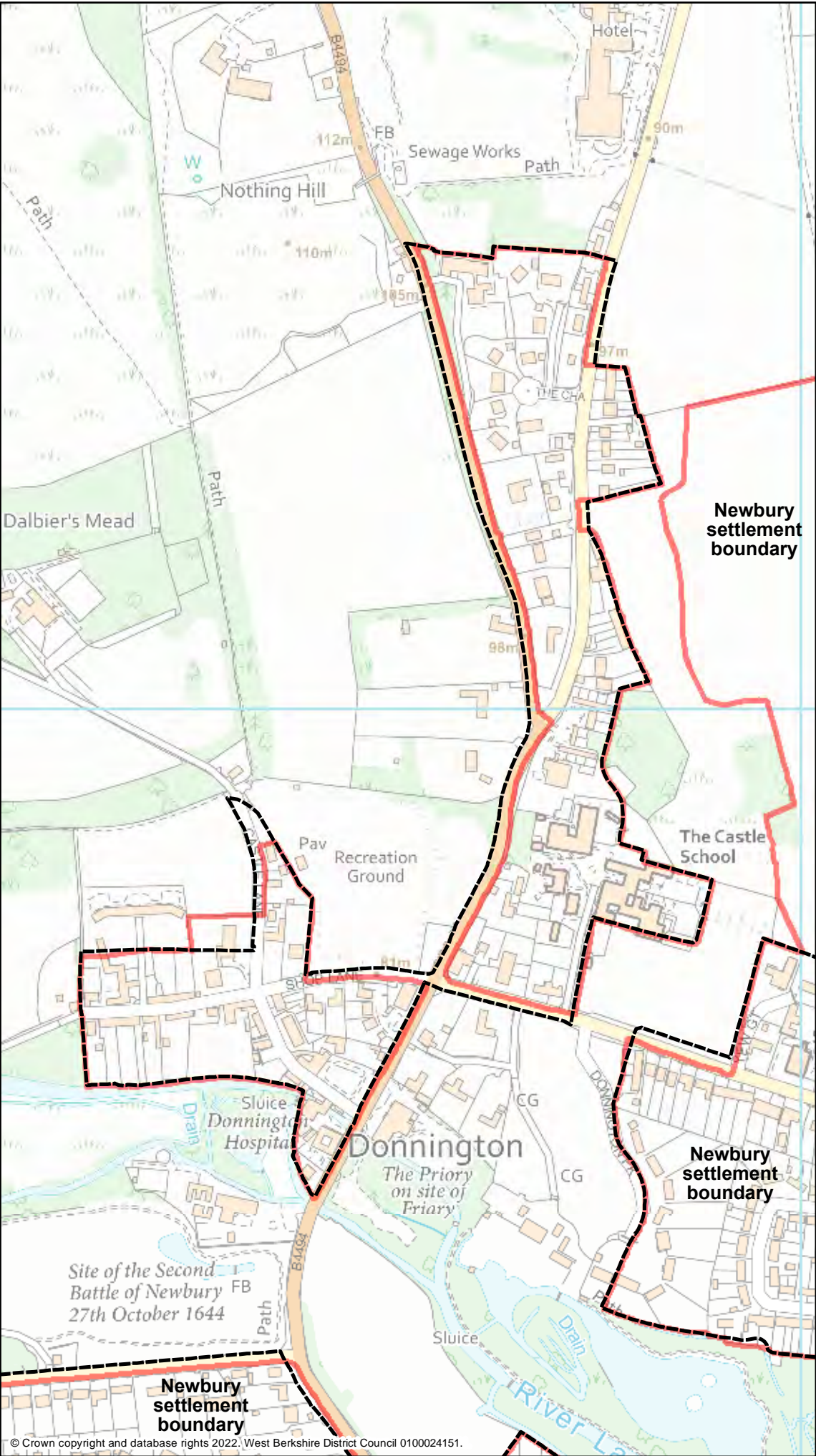
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Legend

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Local Plan Review to 2039

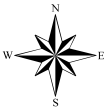
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Settlement Boundary  
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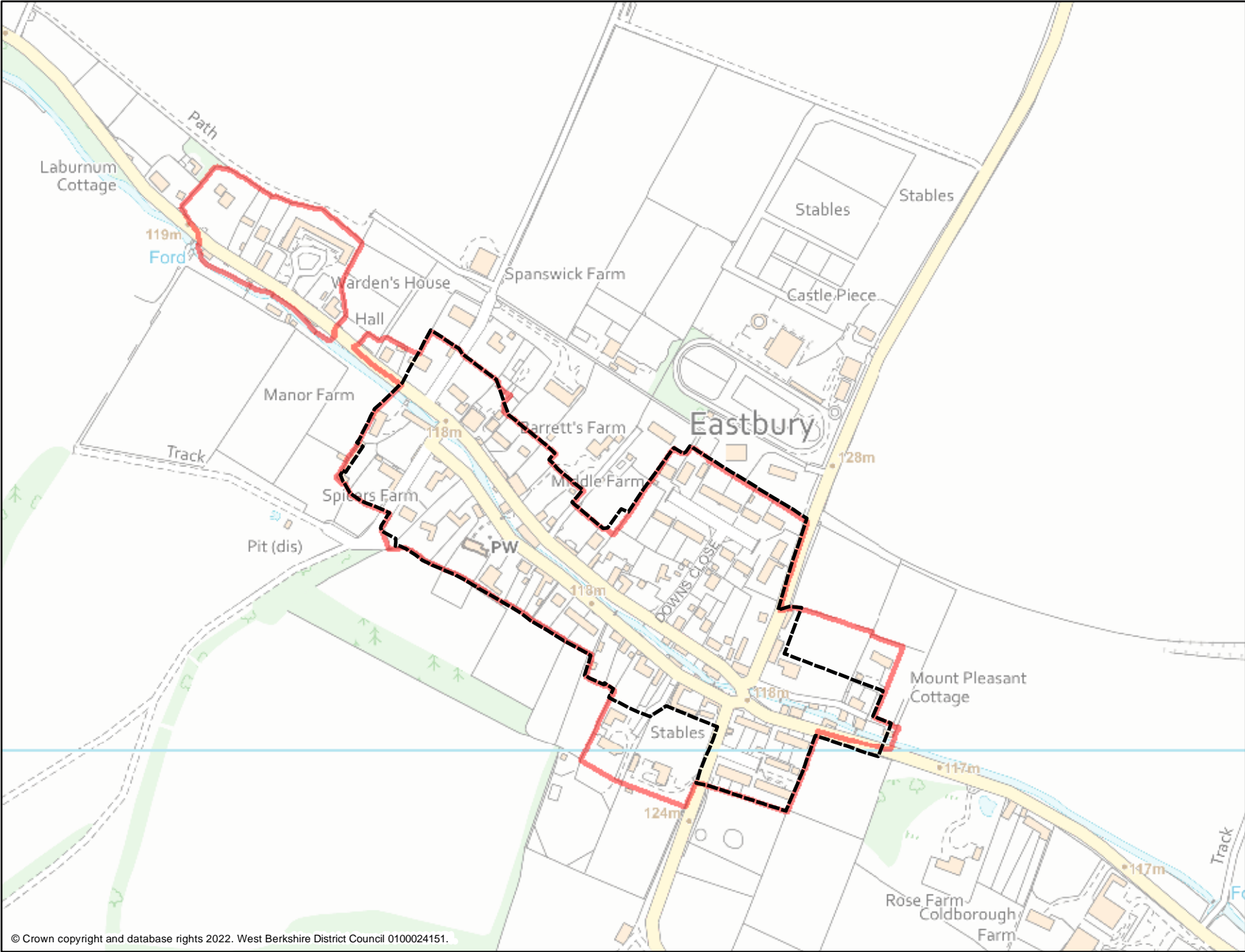
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- Proposed LPR settlement boundary

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### Legend

West Berkshire  
Local Plan Review to 2039

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December 2022

**Settlement Boundary  
Review**

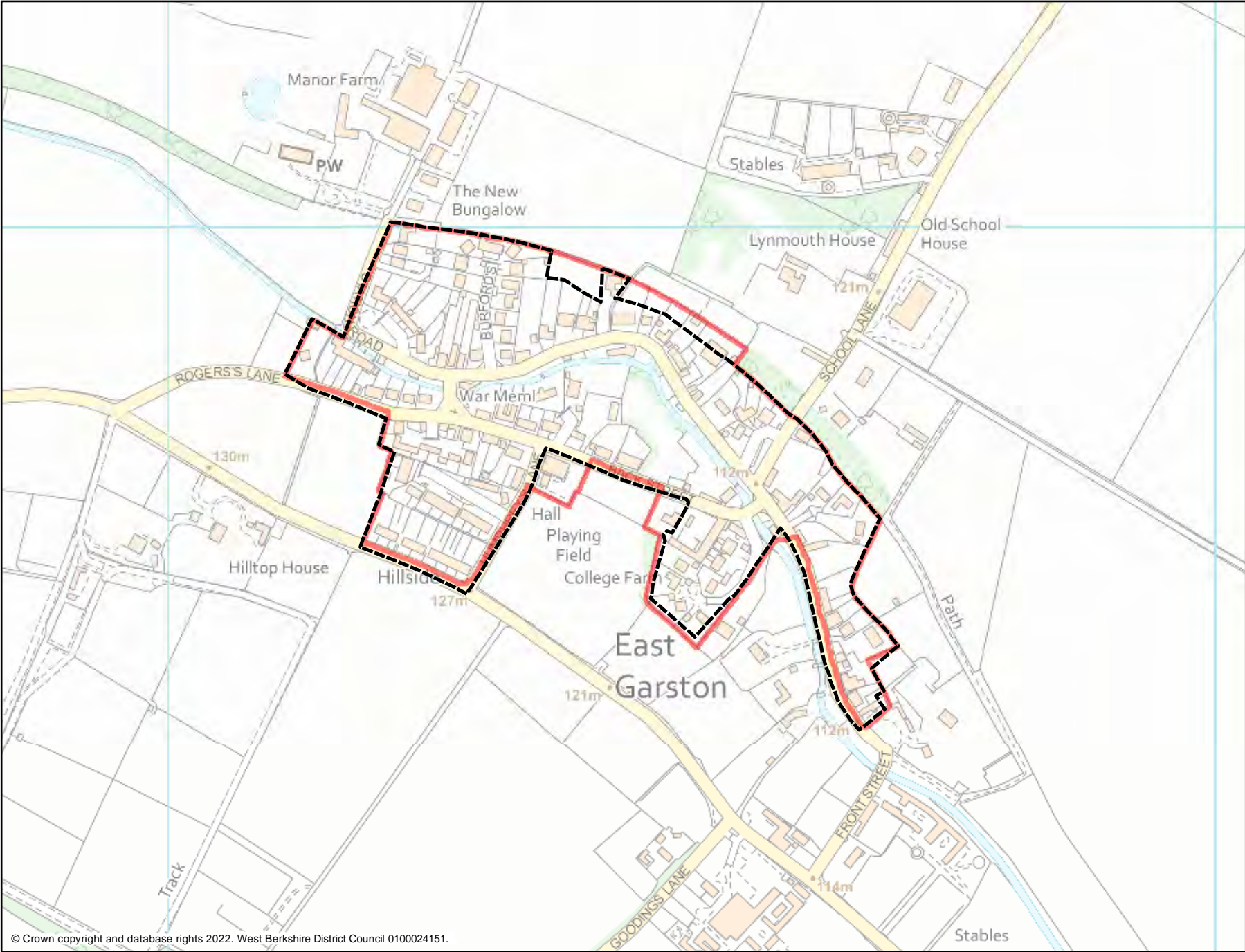
Existing Local  
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Proposed  
LPR  
settlement  
boundary

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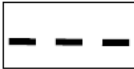


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West Berkshire  
Local Plan Review to 2039

Proposed Submission  
December 2022

**Settlement Boundary  
Review**



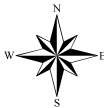
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Proposed  
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settlement  
boundary

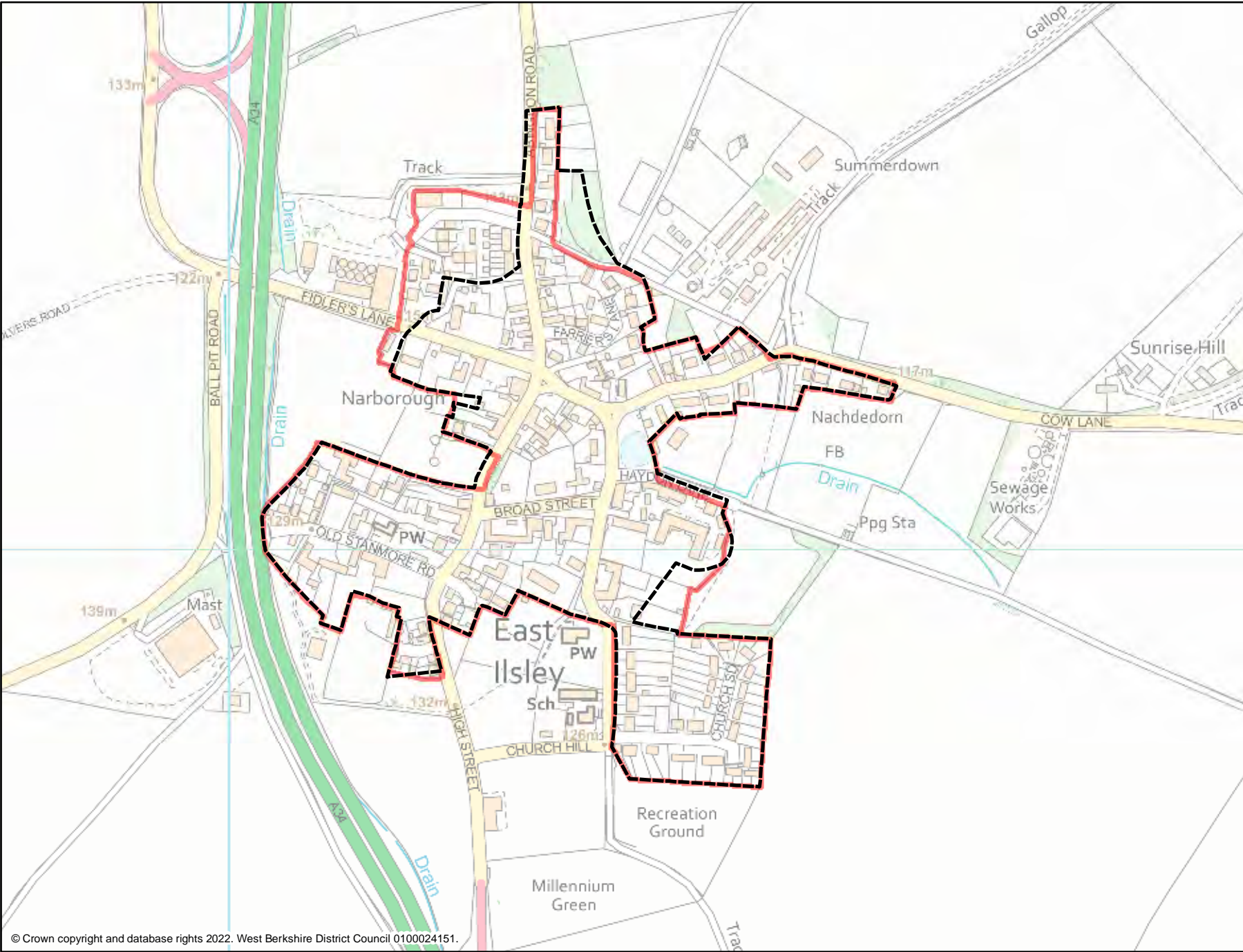
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Local Plan Review to 2039

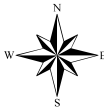
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Settlement Boundary  
Review

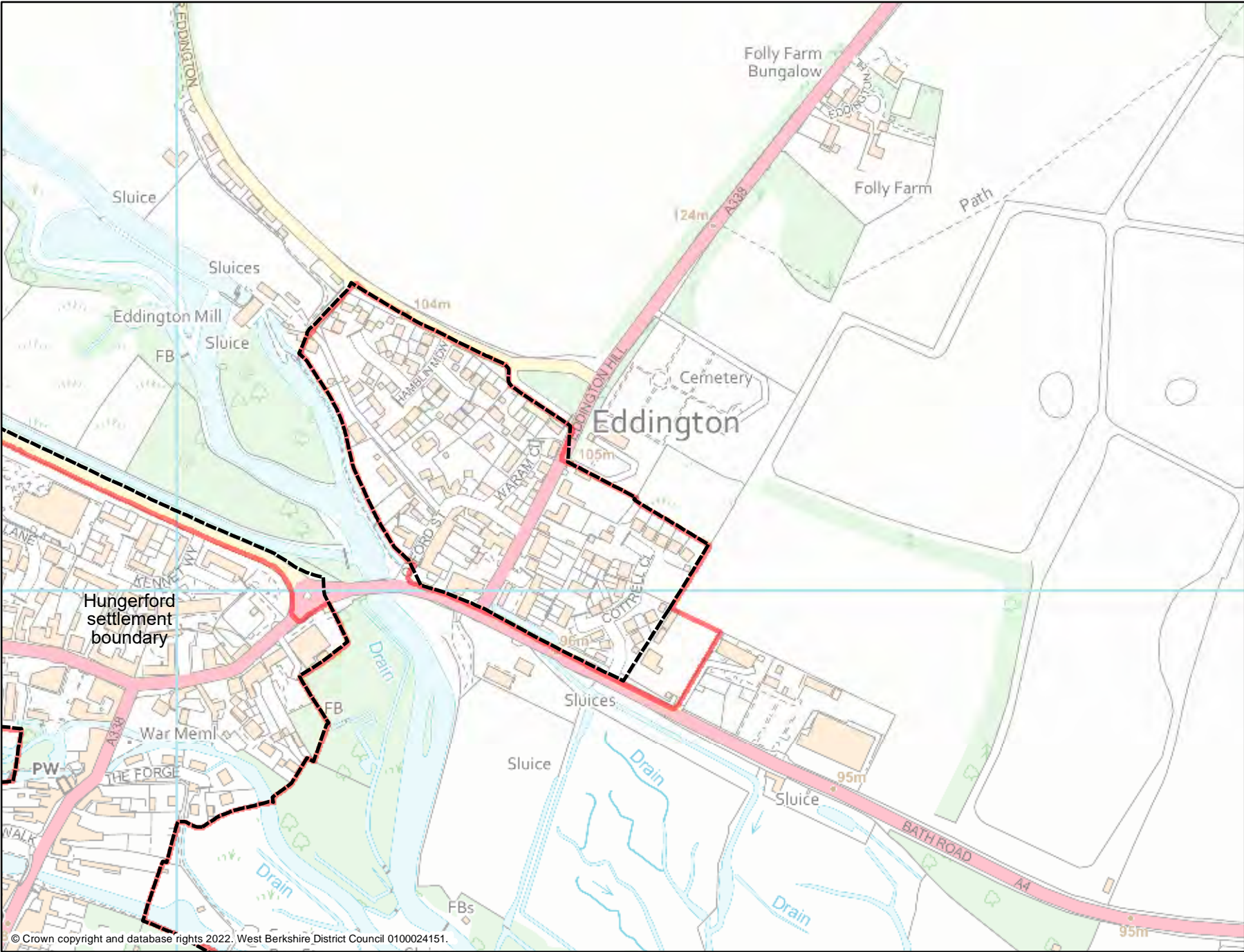
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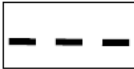





### Legend

West Berkshire  
Local Plan Review to 2039  
Proposed Submission  
December 2022

**Settlement Boundary Review**



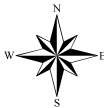
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Proposed LPR settlement boundary

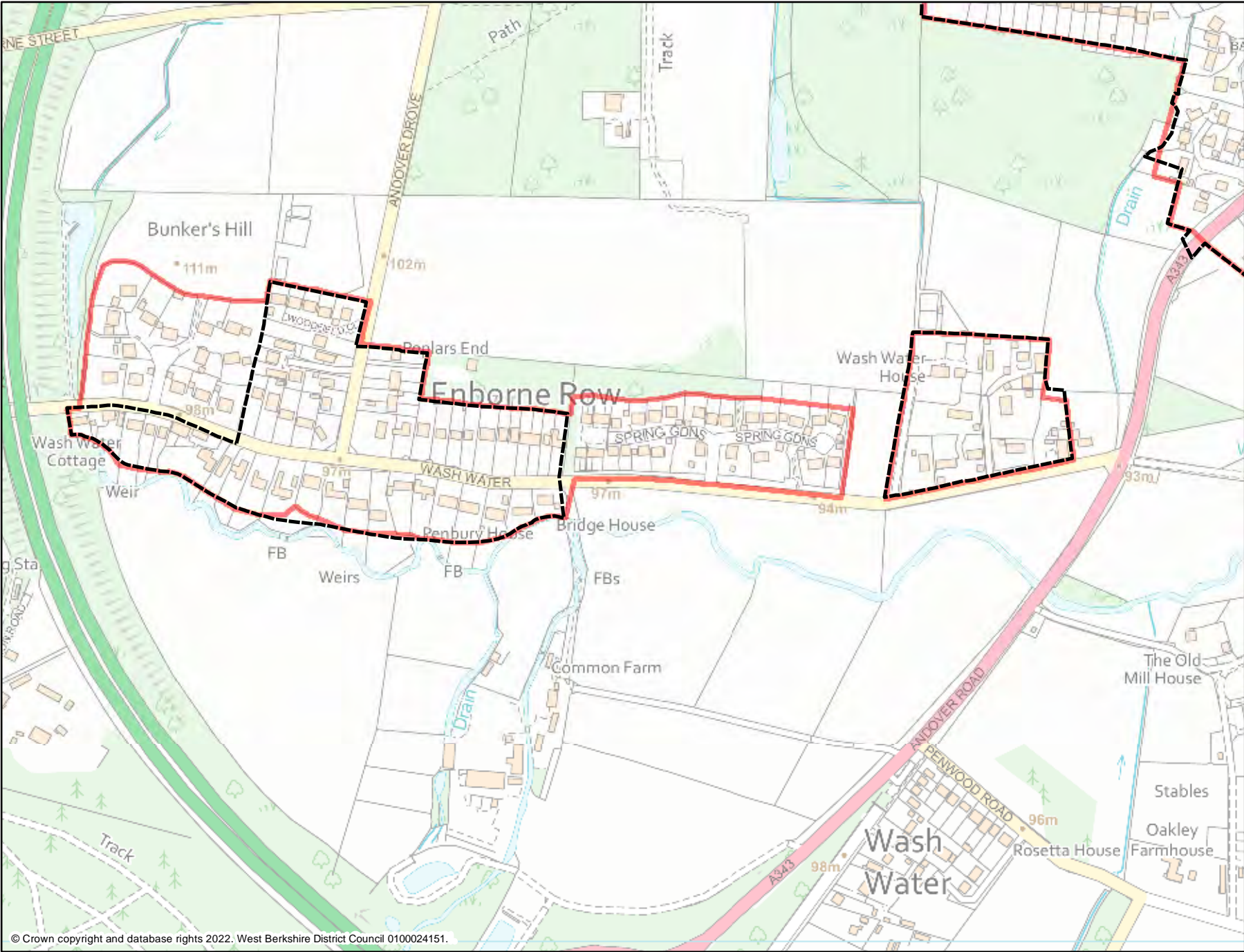
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West Berkshire  
Local Plan Review to 2039  
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December 2022

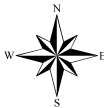
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Existing Local Plan settlement boundary

Proposed LPR settlement boundary

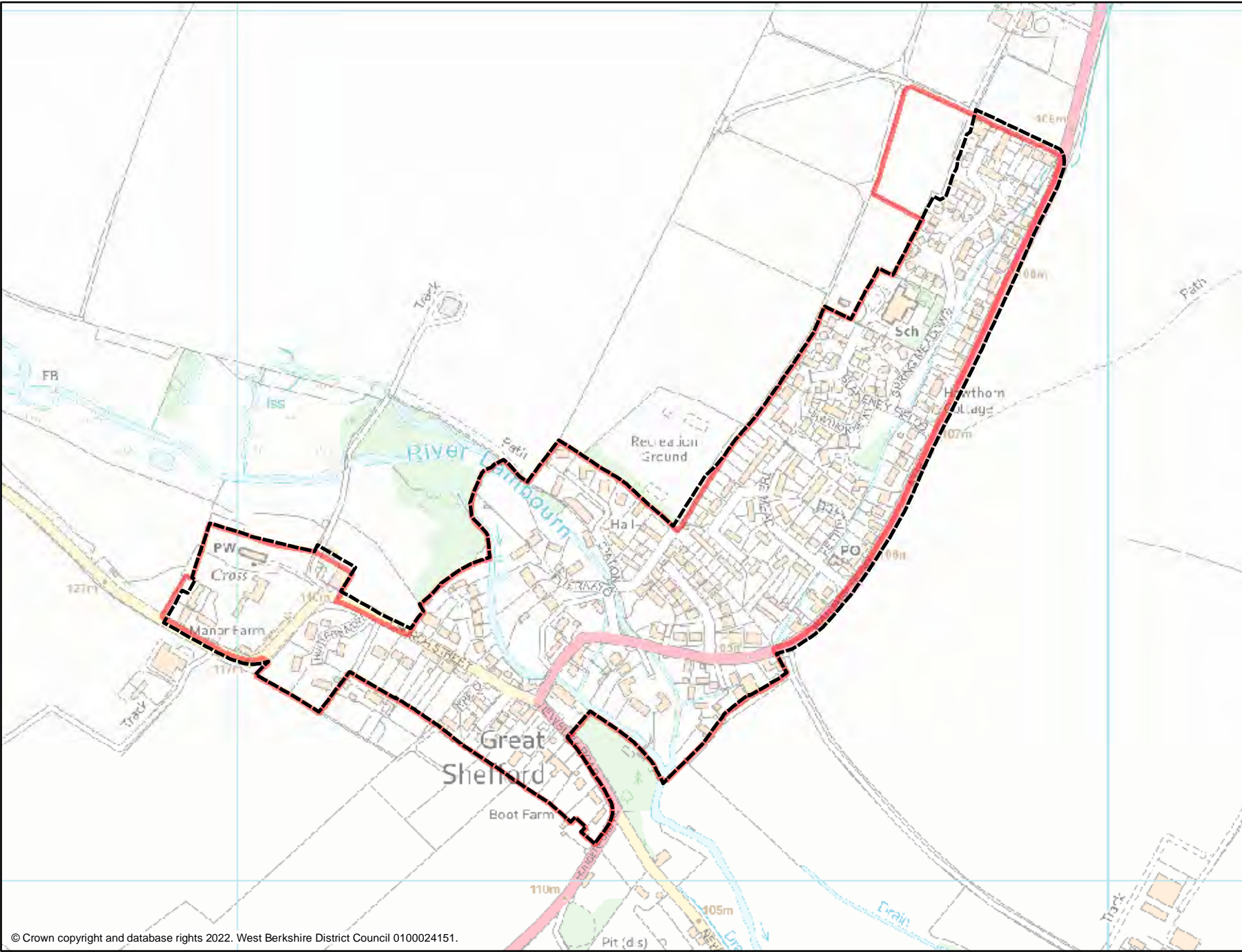
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West Berkshire  
Local Plan Review to 2039

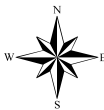
Proposed Submission  
December 2022

Settlement Boundary  
Review

- Existing Local Plan settlement boundary
- Proposed LPR settlement boundary

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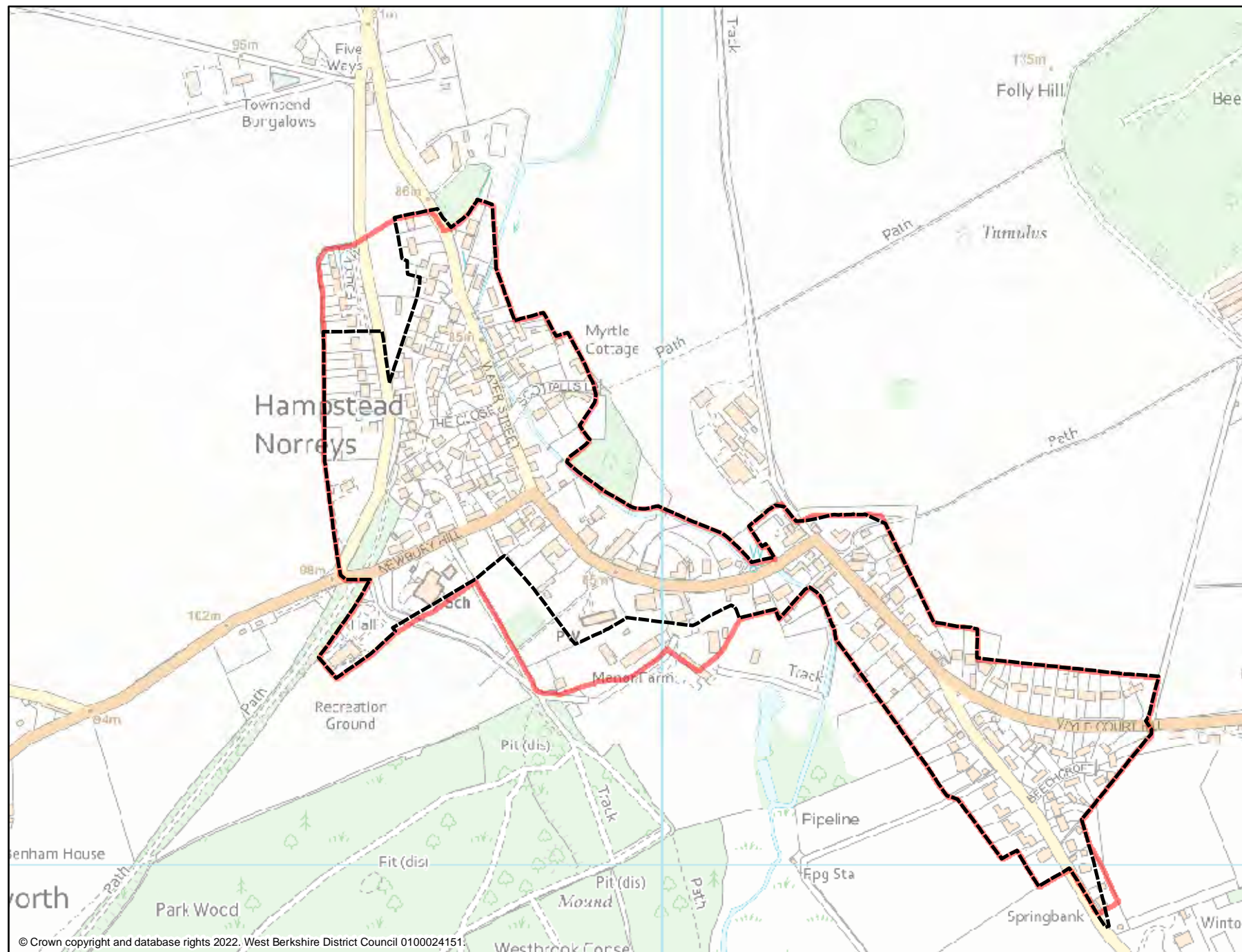
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## Proposed Settlement Boundary - Hampstead Norreys

Map 28



## Legend

West Berkshire  
Local Plan Review to 2039

Proposed Submission  
December 2022

## Settlement Boundary Review

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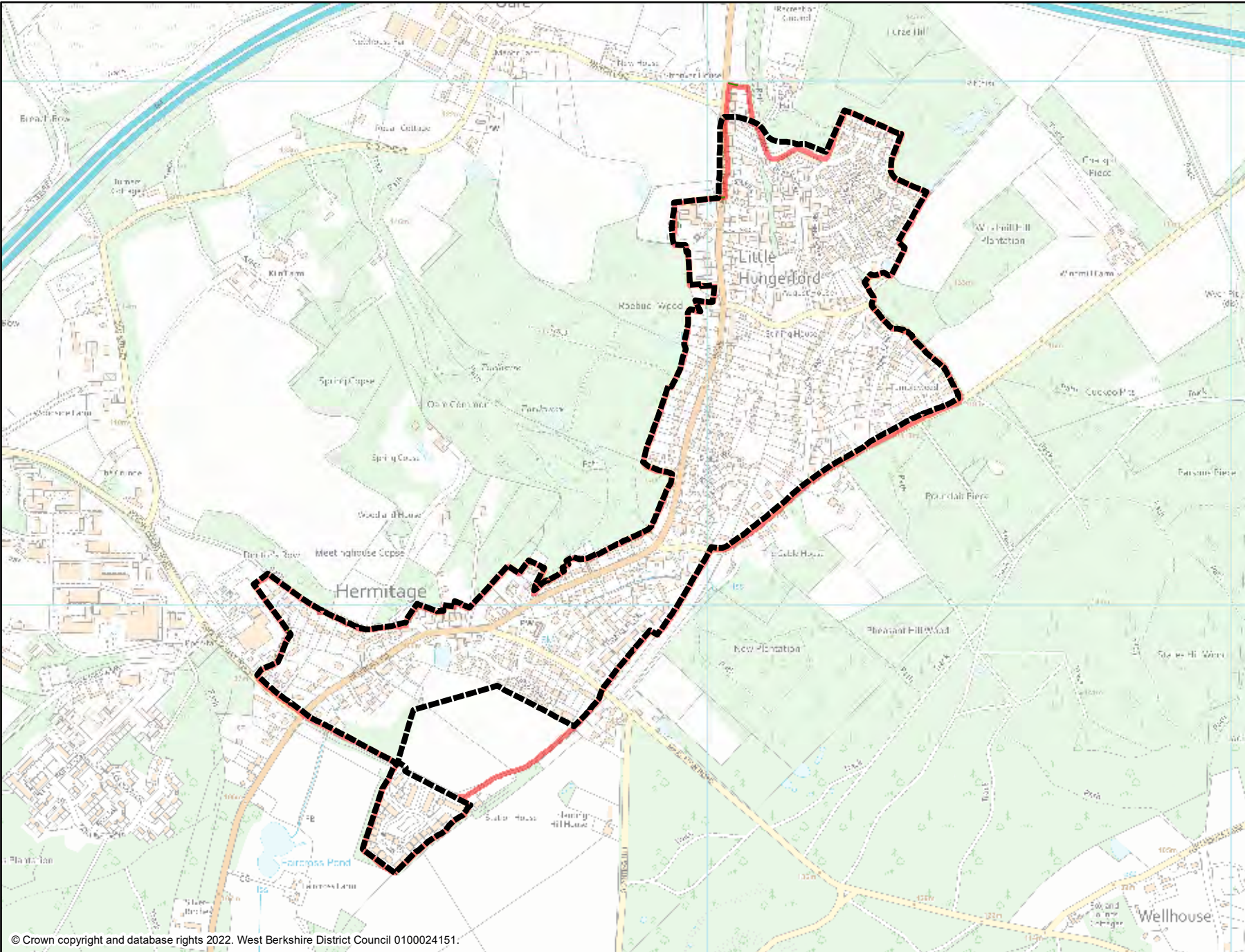
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Legend

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December 2022

Settlement Boundary  
Review

Existing Local Plan settlement boundary

Proposed LPR settlement boundary

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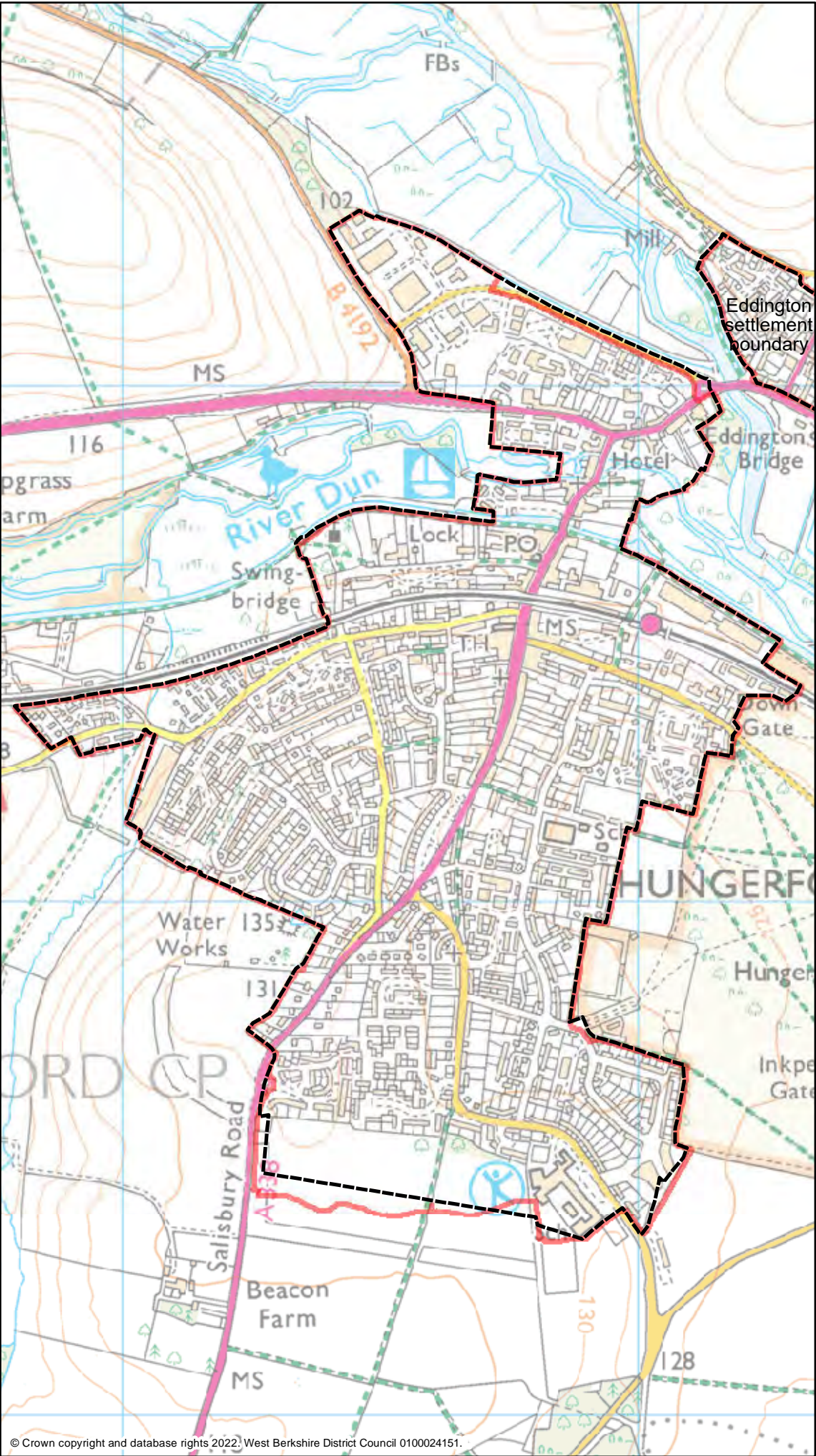
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Legend

West Berkshire  
Local Plan Review to 2039

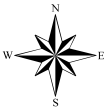
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December 2022

Settlement Boundary  
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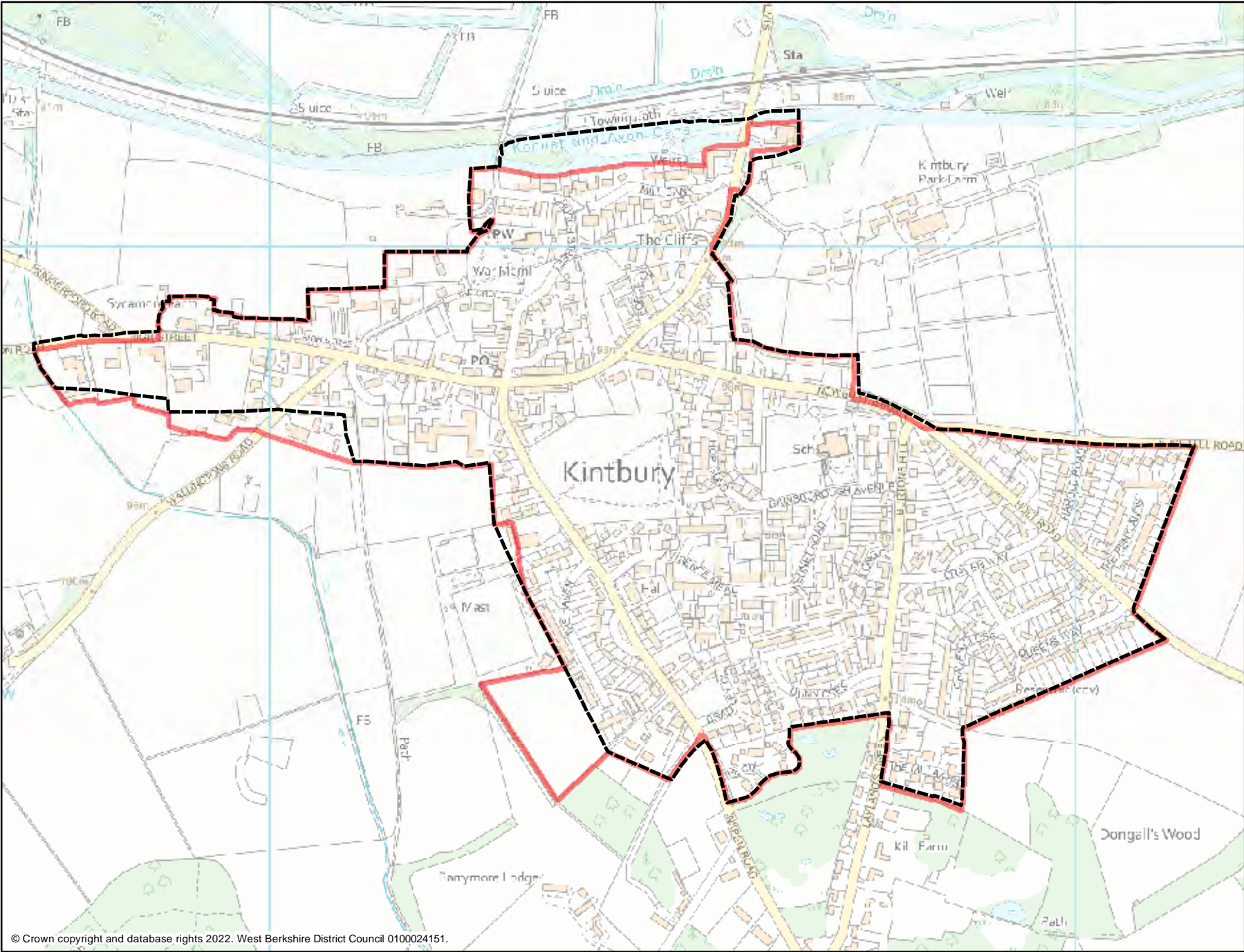
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- Proposed LPR settlement boundary

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**Legend**

West Berkshire  
Local Plan Review to 2039

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December 2022

**Settlement Boundary  
Review**

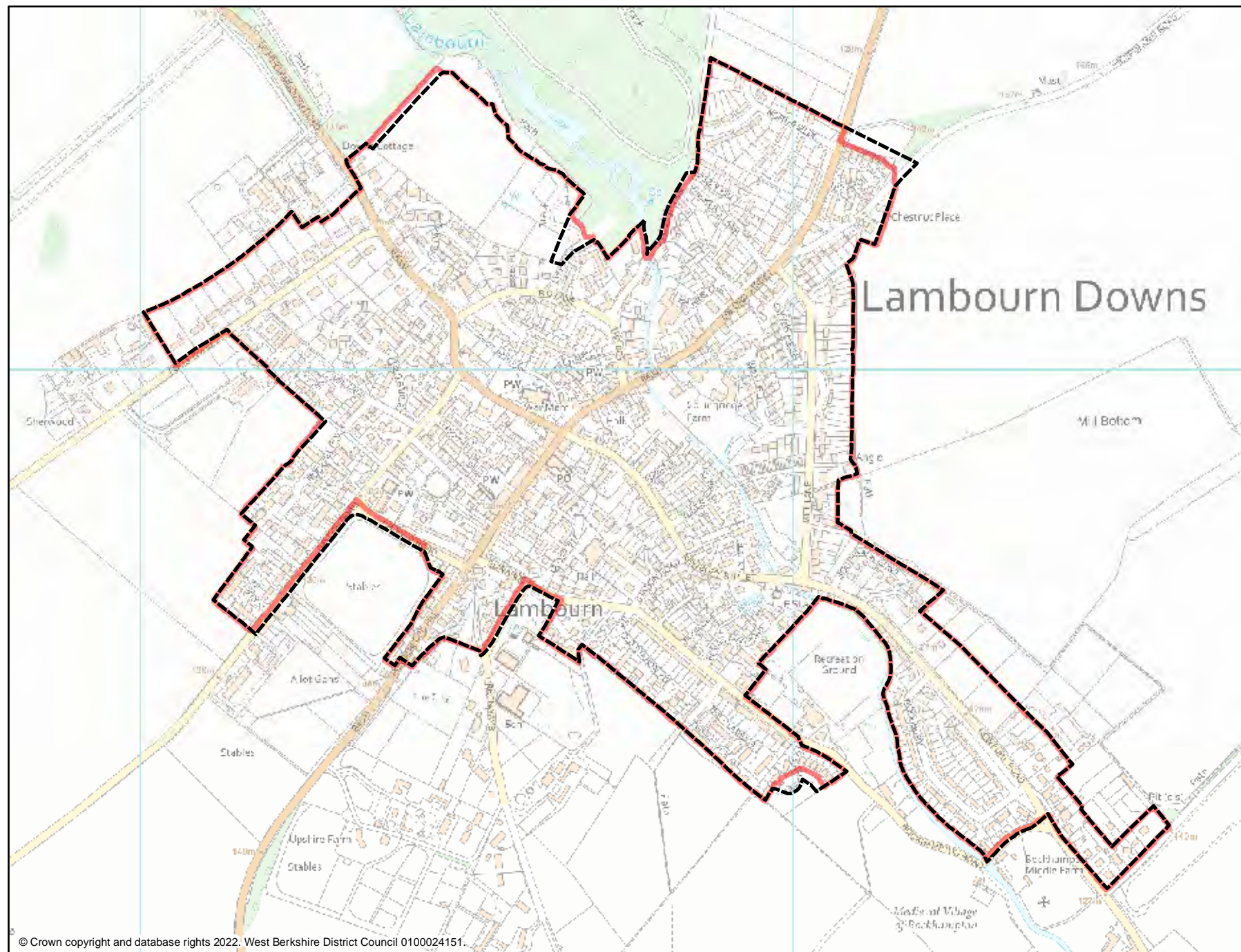
Existing Local  
Plan  
settlement  
boundary

Proposed  
LPR  
settlement  
boundary

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Council 0100024151.

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## Legend

West Berkshire  
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## Settlement Boundary Review

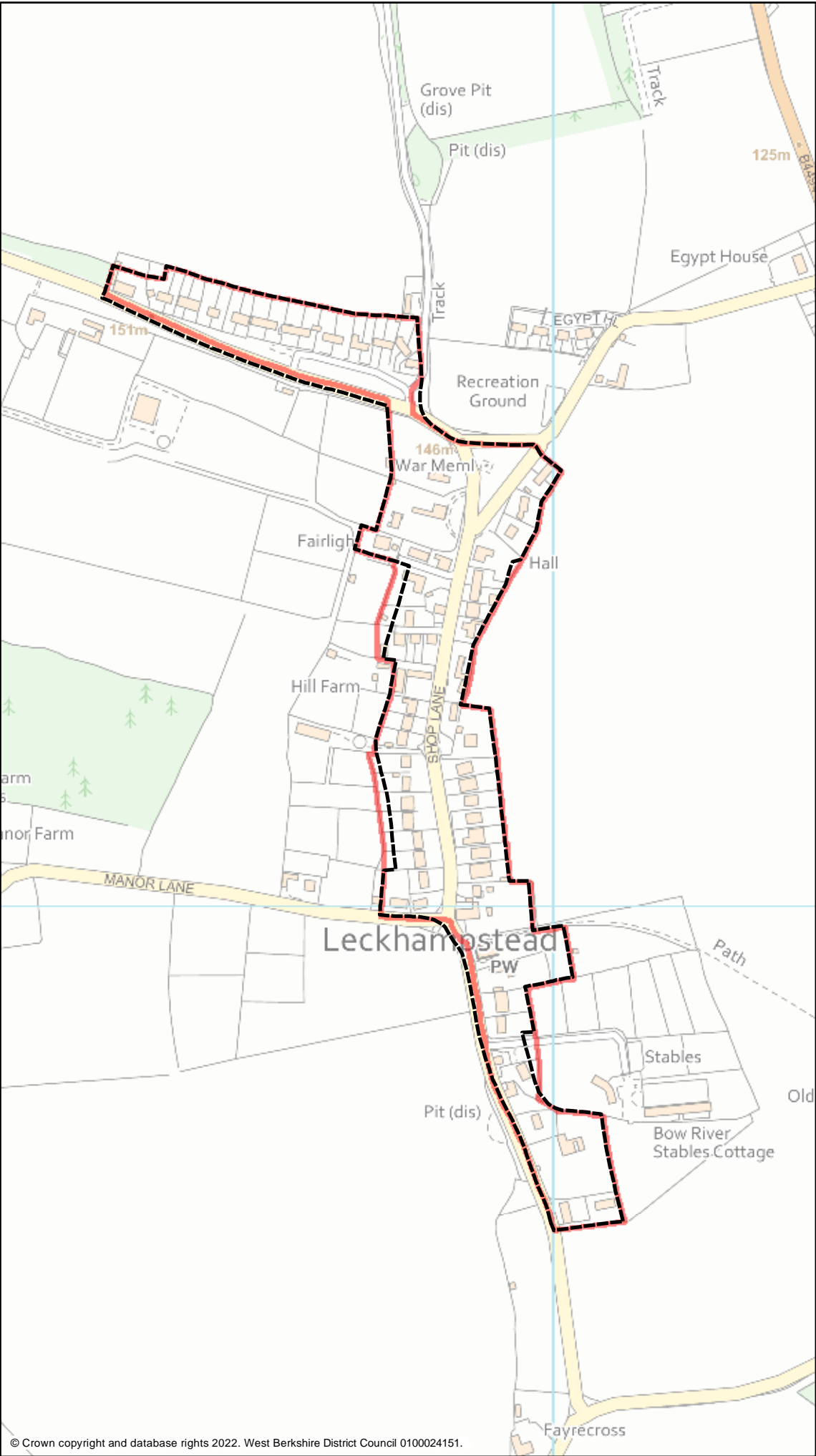
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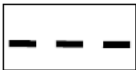


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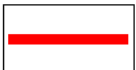
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Local Plan Review to 2039

Proposed Submission  
December 2022

Settlement Boundary  
Review



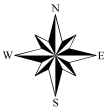
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settlement  
boundary



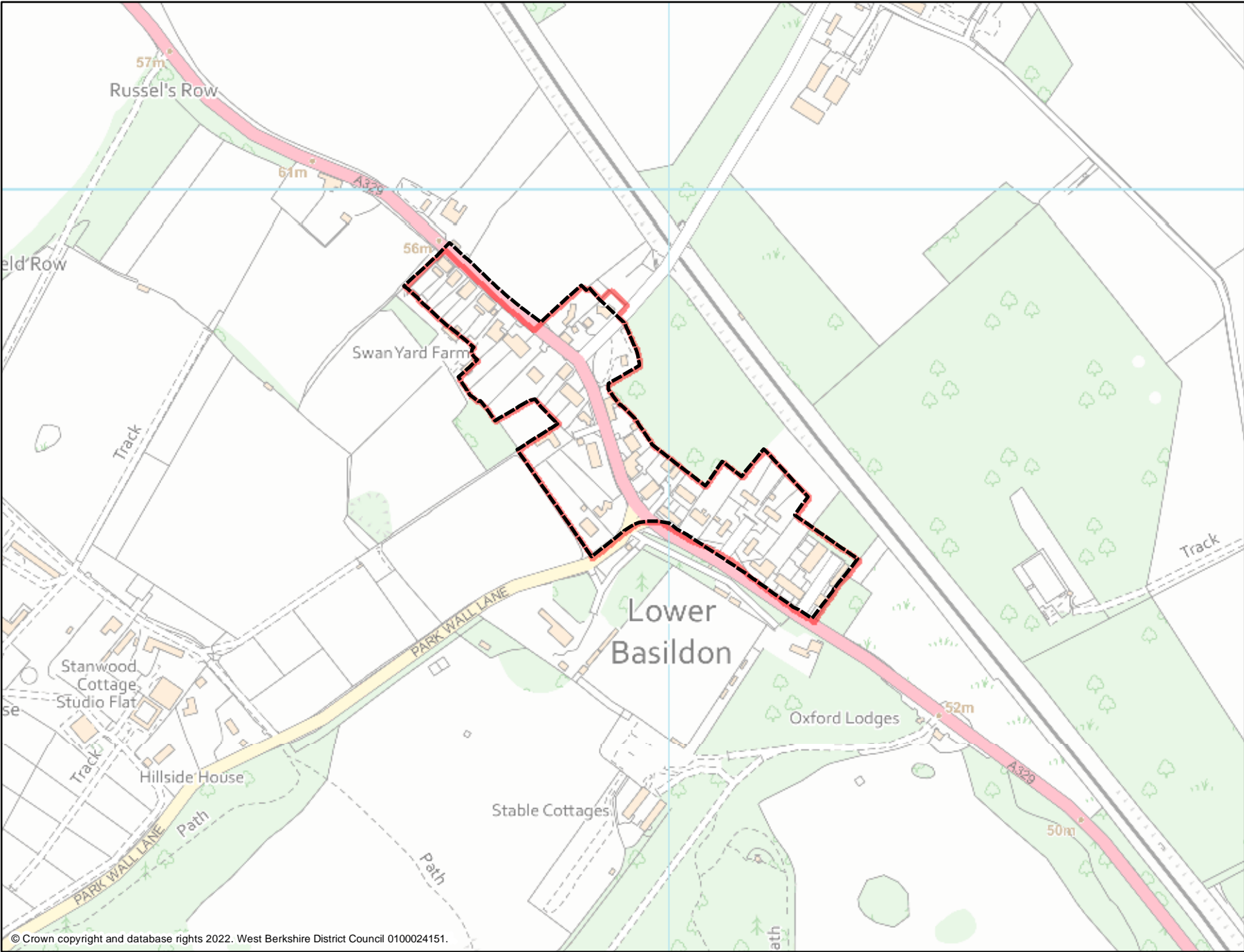
Proposed  
LPR  
settlement  
boundary

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Legend

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Local Plan Review to 2039

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Settlement Boundary  
Review

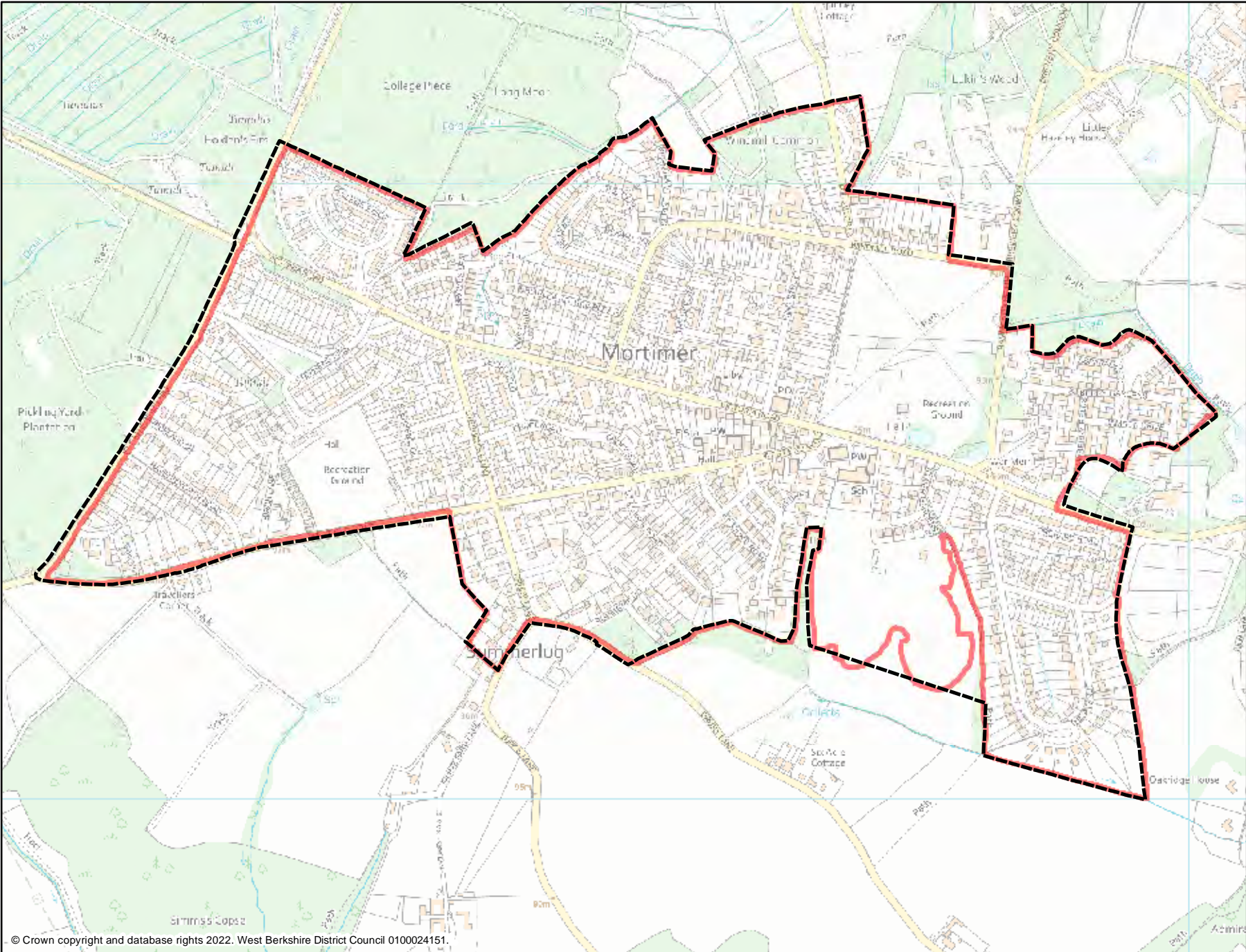
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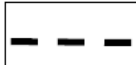



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West Berkshire  
Local Plan Review to 2039

Proposed Submission  
December 2022


**Settlement Boundary  
Review**


 Existing Local Plan settlement boundary

 Proposed LPR settlement boundary

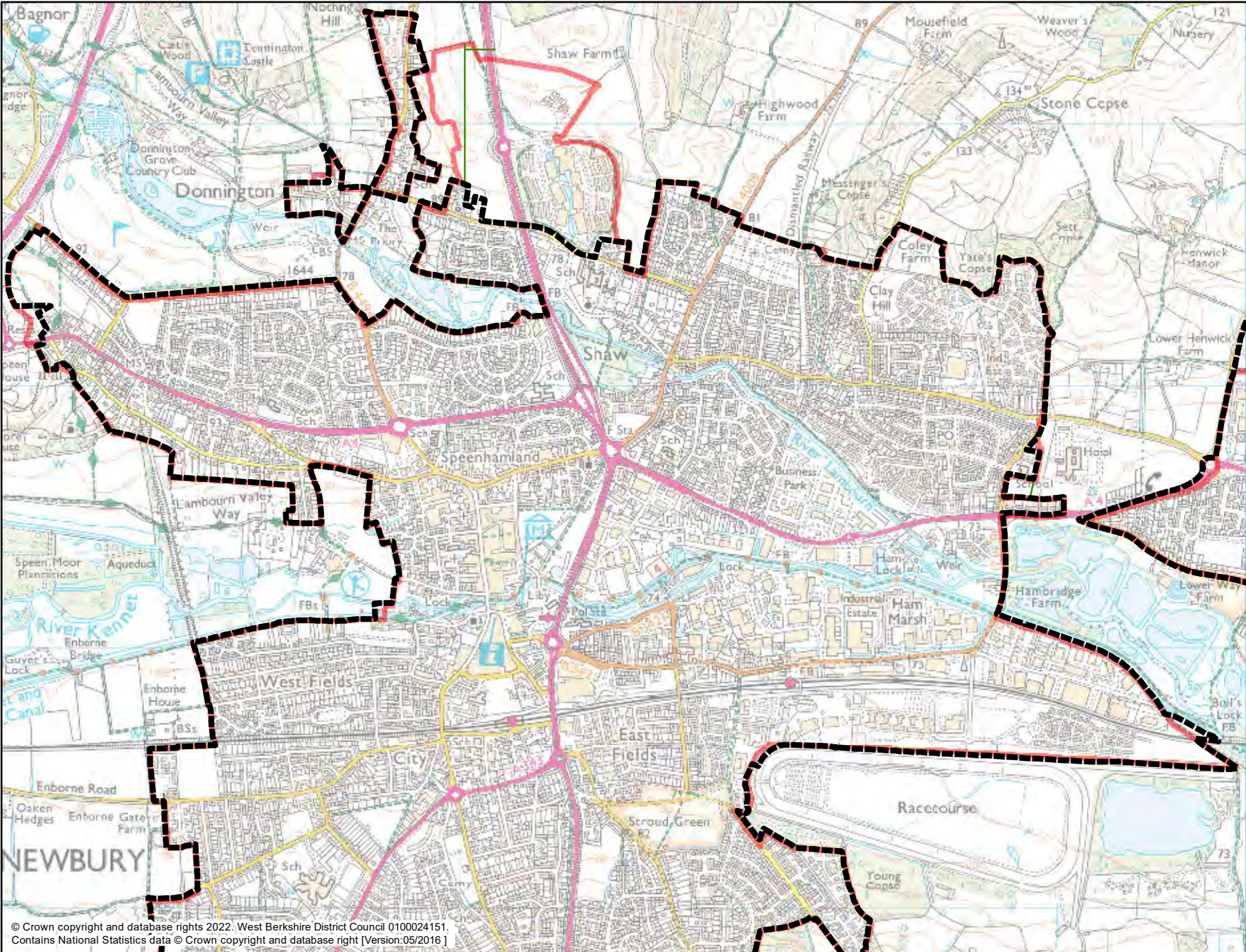
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### Legend

West Berkshire  
Local Plan Review to 2039

Proposed Submission  
December 2022

**Settlement Boundary  
Review**

Existing Local  
Plan  
settlement  
boundary

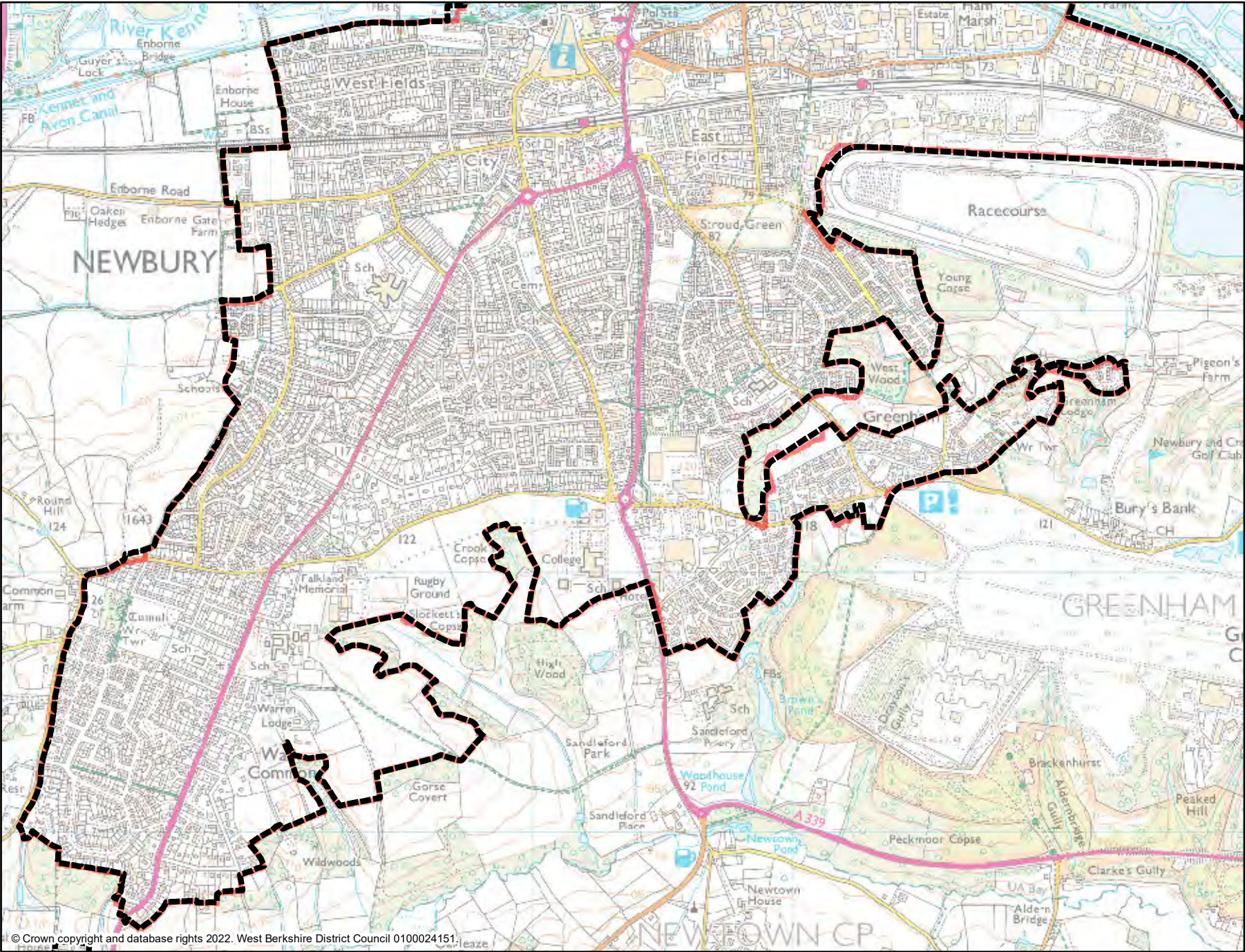
Proposed  
LPR  
settlement  
boundary

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**Legend**

West Berkshire  
Local Plan Review to 2039

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December 2022

**Settlement Boundary  
Review**

Existing Local  
Plan  
settlement  
boundary

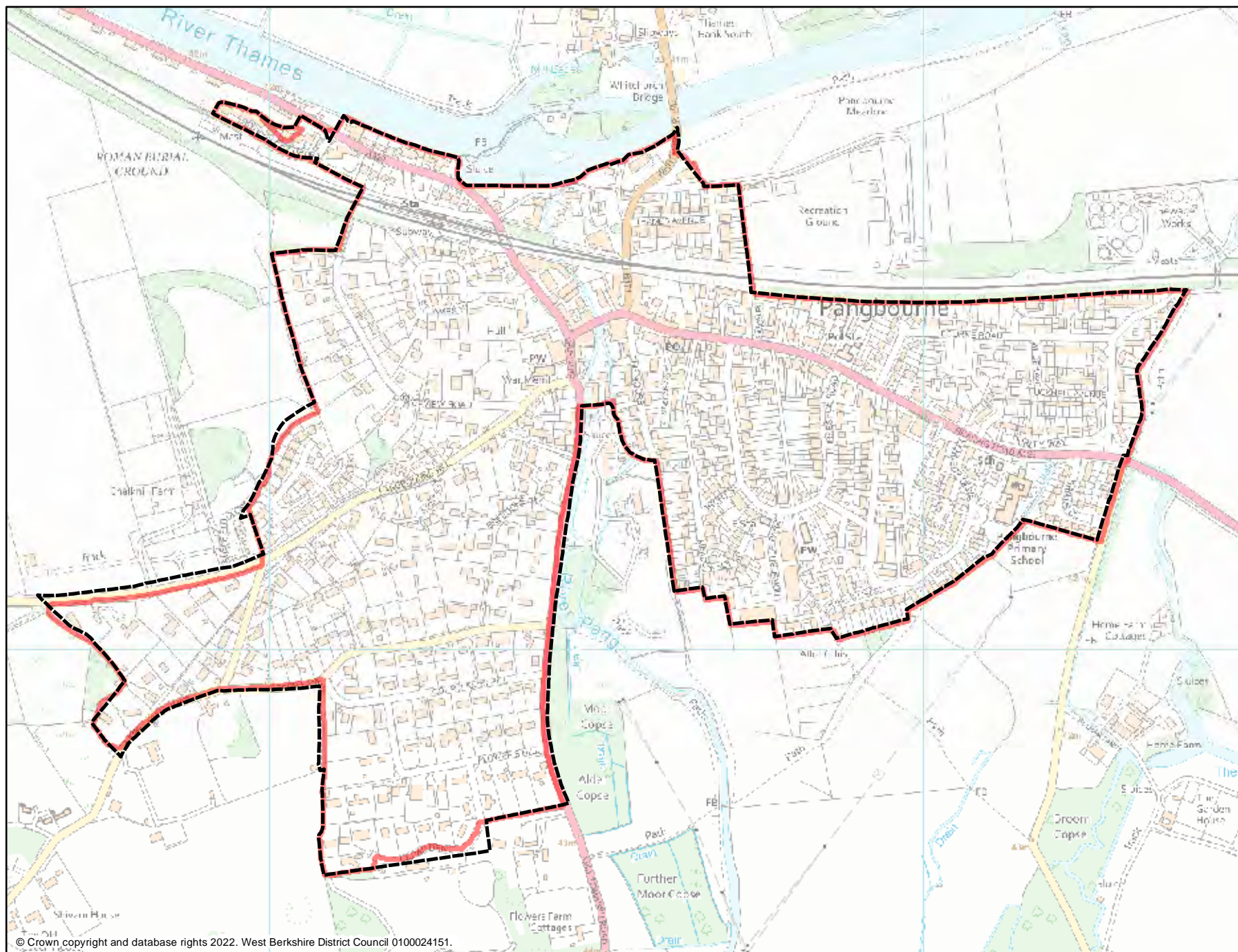
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settlement  
boundary

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## Proposed Settlement Boundary - Pangbourne



## Legend

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## Settlement Boundary Review

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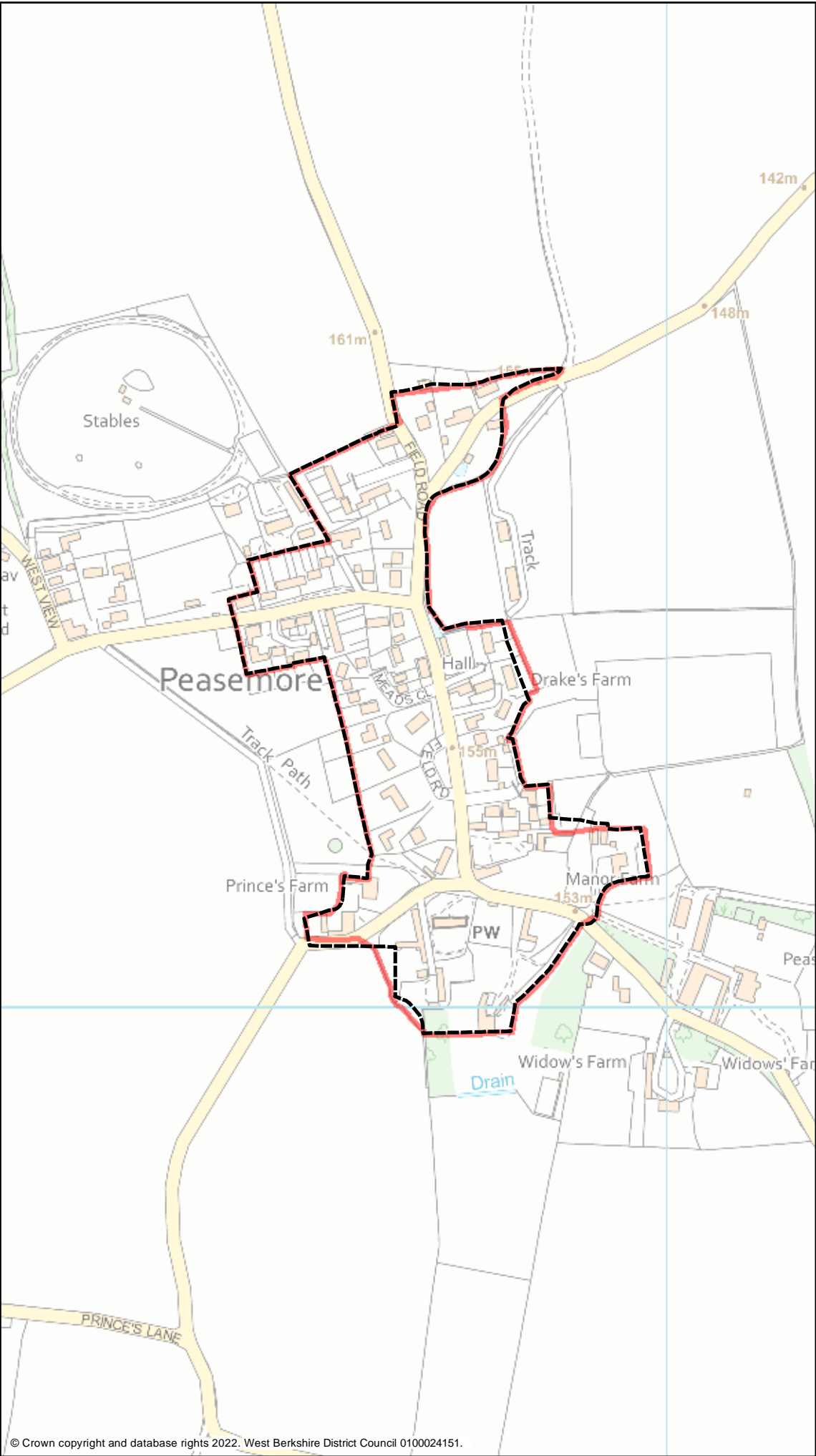
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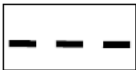


Legend

West Berkshire  
Local Plan Review to 2039

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December 2022

Settlement Boundary  
Review



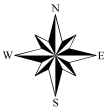
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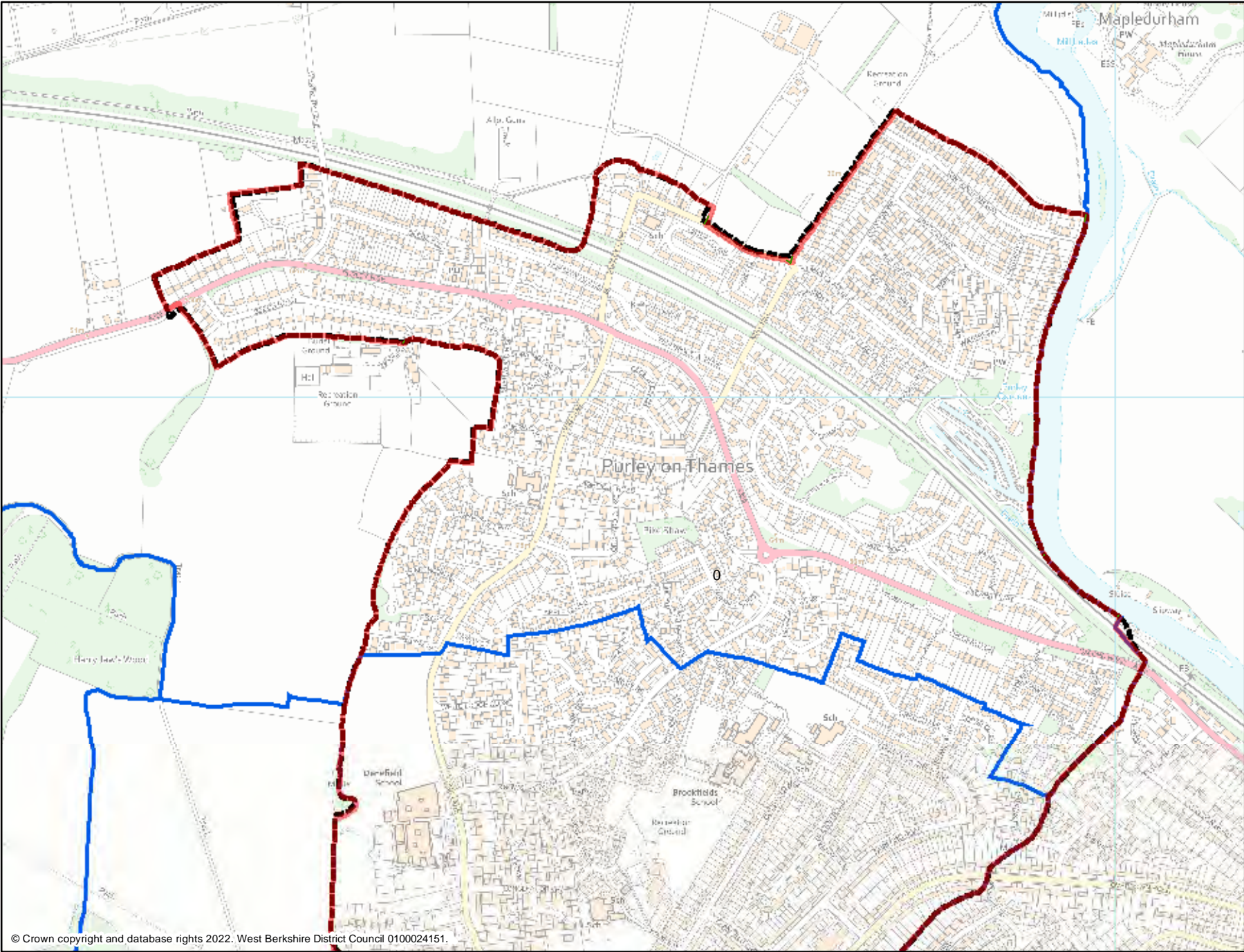
Proposed  
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settlement  
boundary

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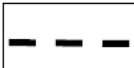
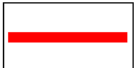


**Legend**

West Berkshire  
Local Plan Review to 2039

Proposed Submission  
December 2022

**Settlement Boundary Review**

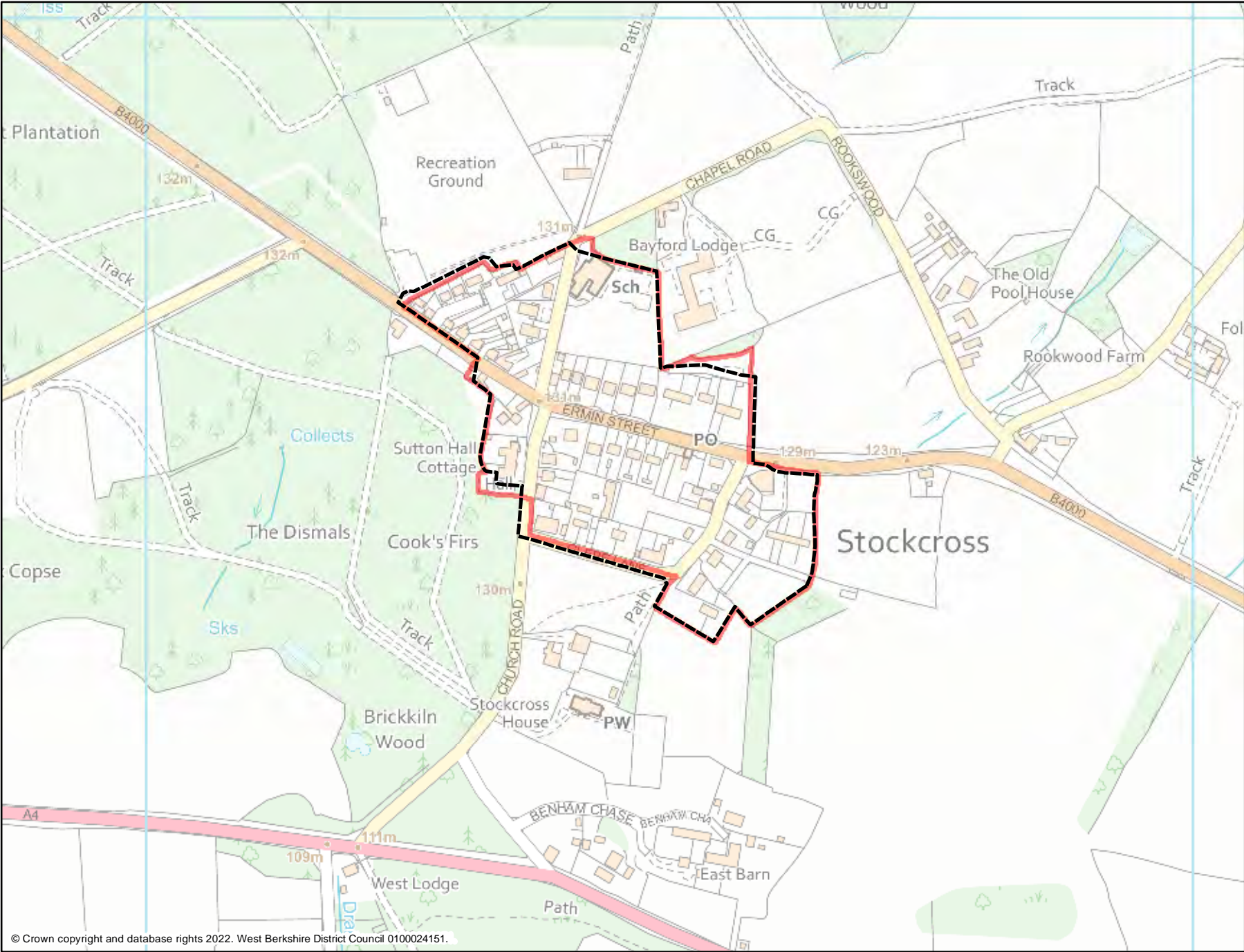
-  Parish boundary
-  Existing Local Plan settlement boundary
-  Proposed LPR settlement boundary

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West Berkshire  
Local Plan Review to 2039

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**Settlement Boundary Review**

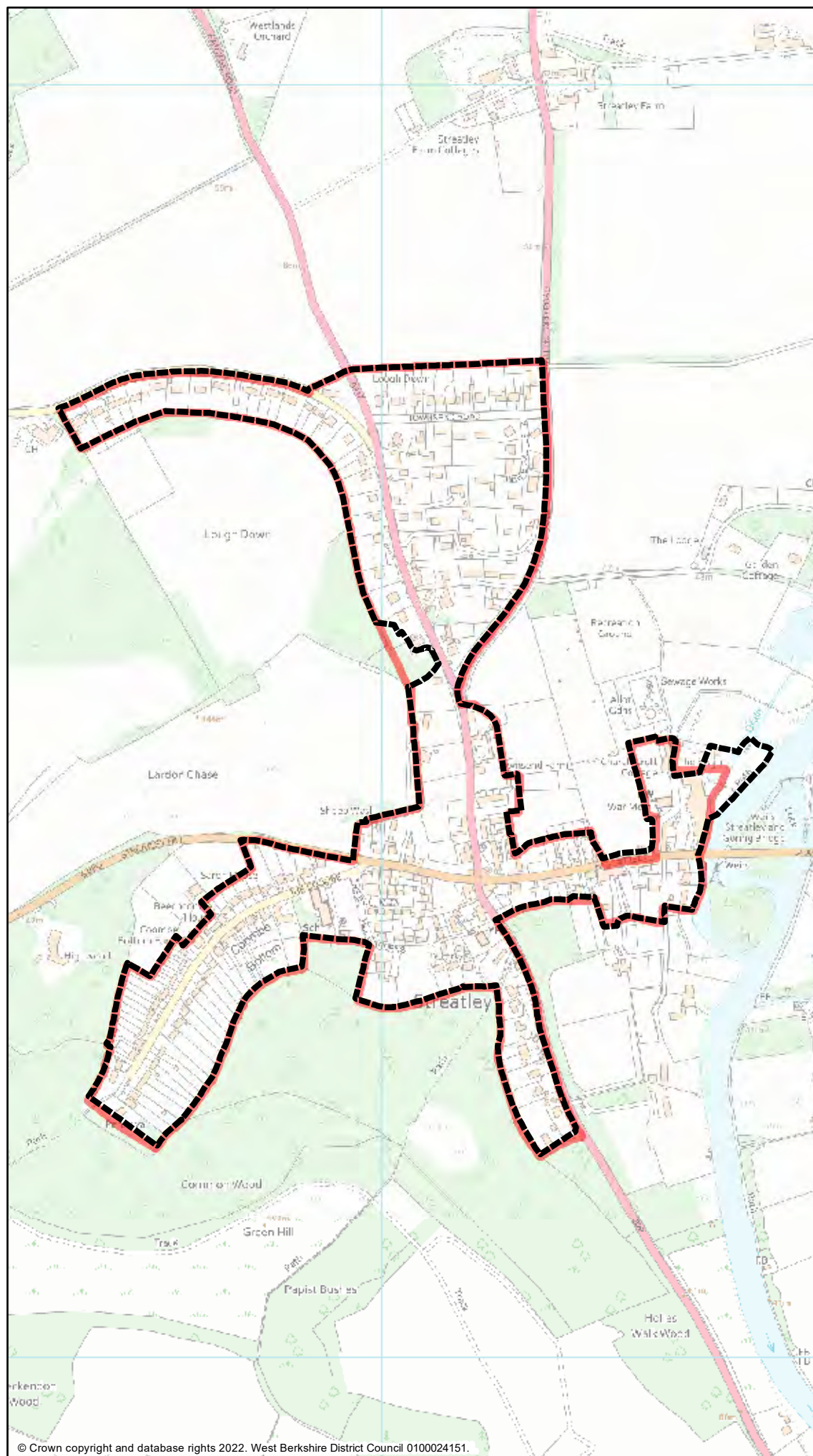
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Proposed LPR settlement boundary

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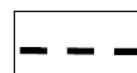




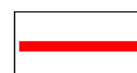
# West Berkshire Local Plan Review to 2039

Proposed Submission  
December 2022

## Settlement Boundary Review



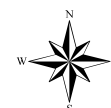
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settlement  
boundary



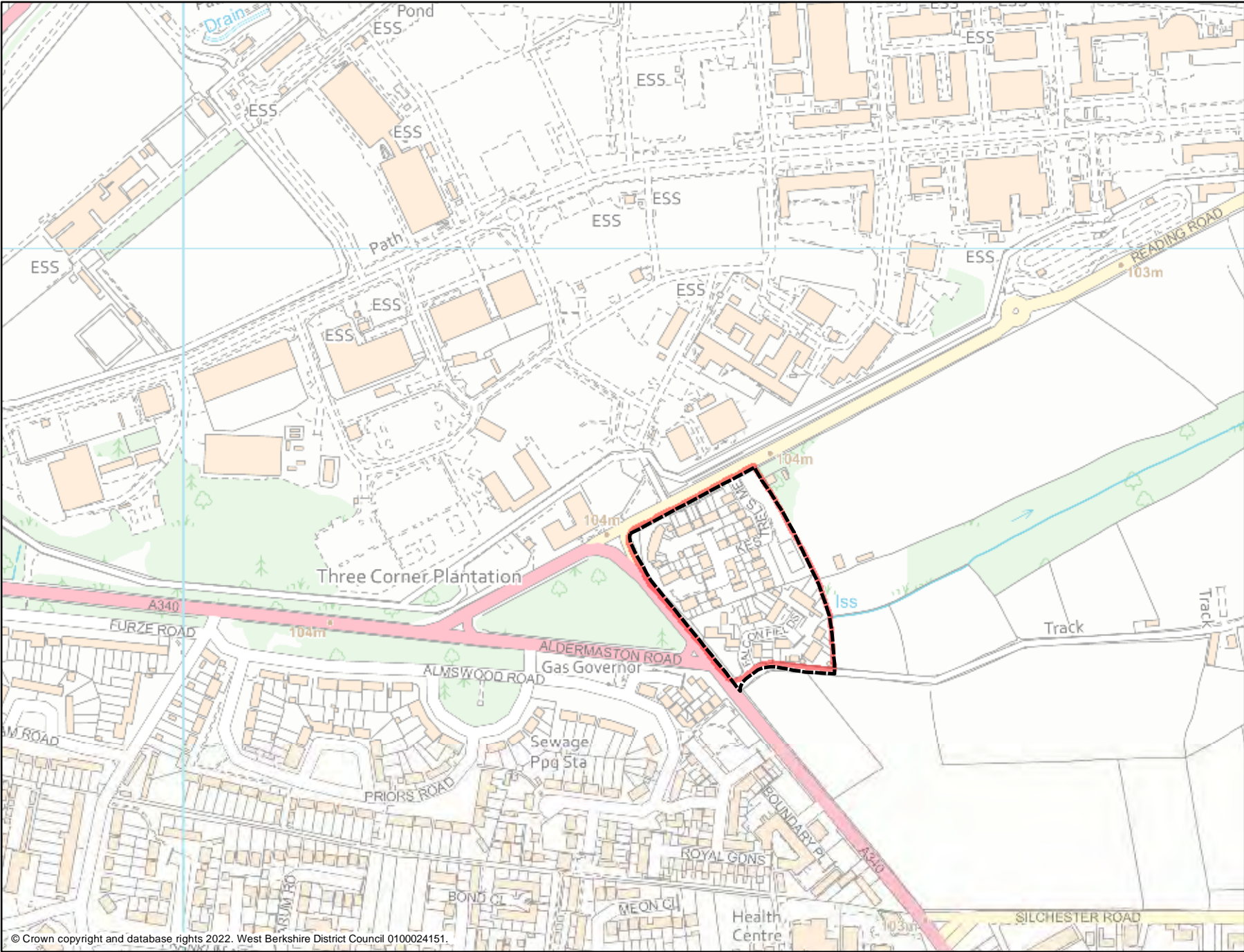
Proposed  
LPR  
settlement  
boundary

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### Legend

West Berkshire  
Local Plan Review to 2039

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December 2022

**Settlement Boundary  
Review**

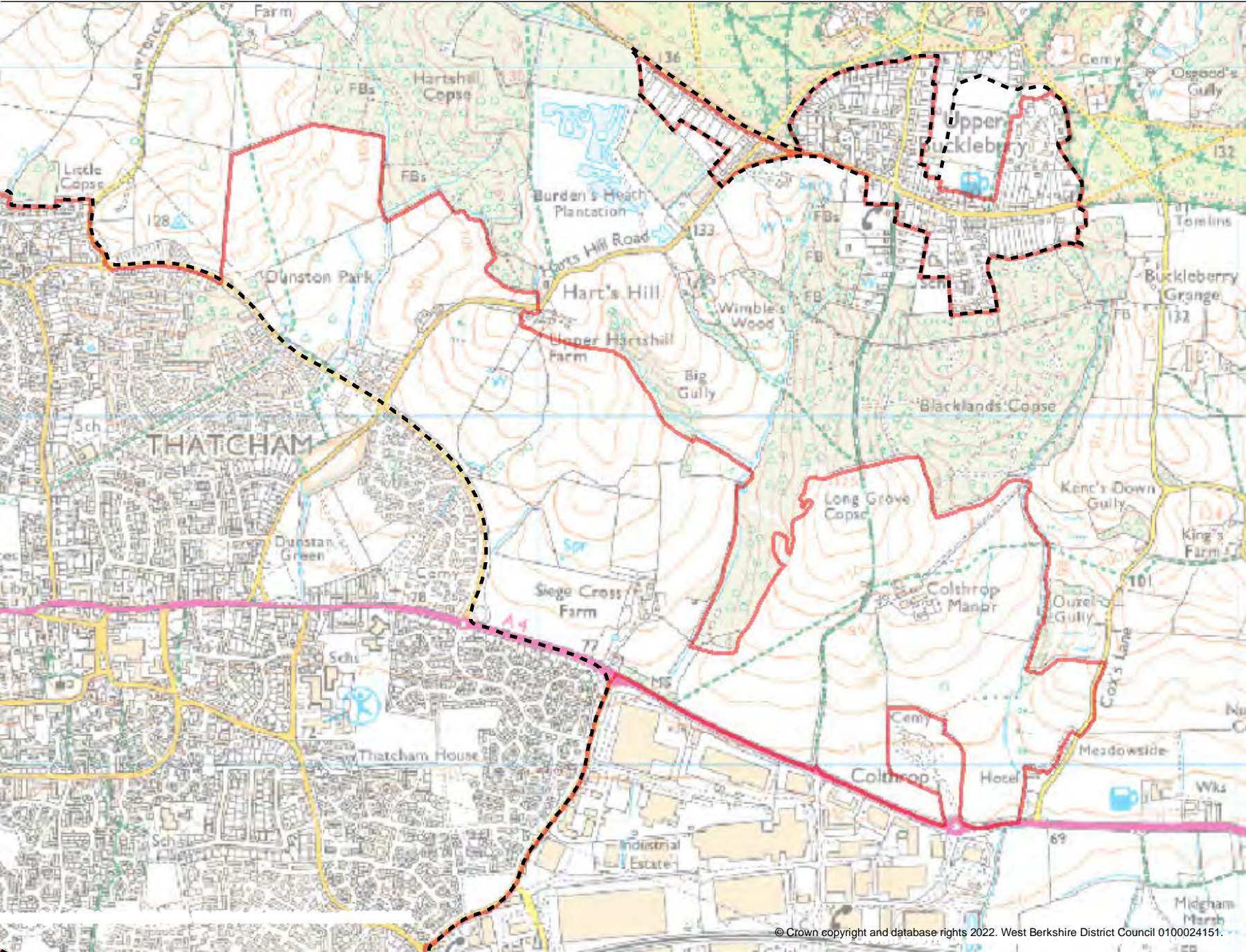
Existing Local  
Plan  
settlement  
boundary

Proposed  
LPR  
settlement  
boundary

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Council 0100024151.

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**Settlement Boundary  
Review**

Existing Local  
Plan  
settlement  
boundary

Proposed  
LPR  
settlement  
boundary

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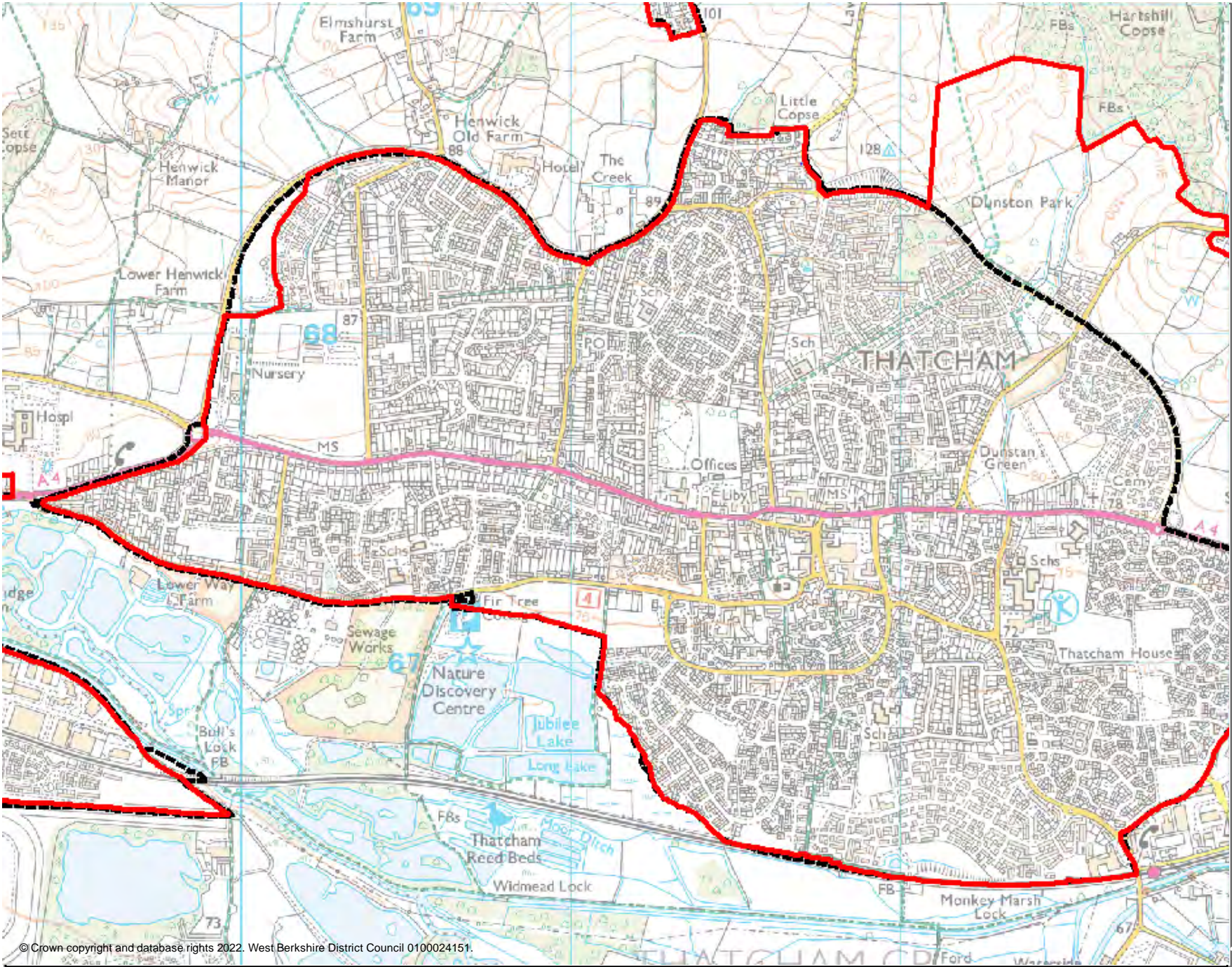
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Legend

West Berkshire  
Local Plan Review to 2039

Proposed Submission  
December 2022

**Settlement Boundary  
Review**

Existing Local  
Plan  
settlement  
boundary

Proposed  
LPR  
settlement  
boundary

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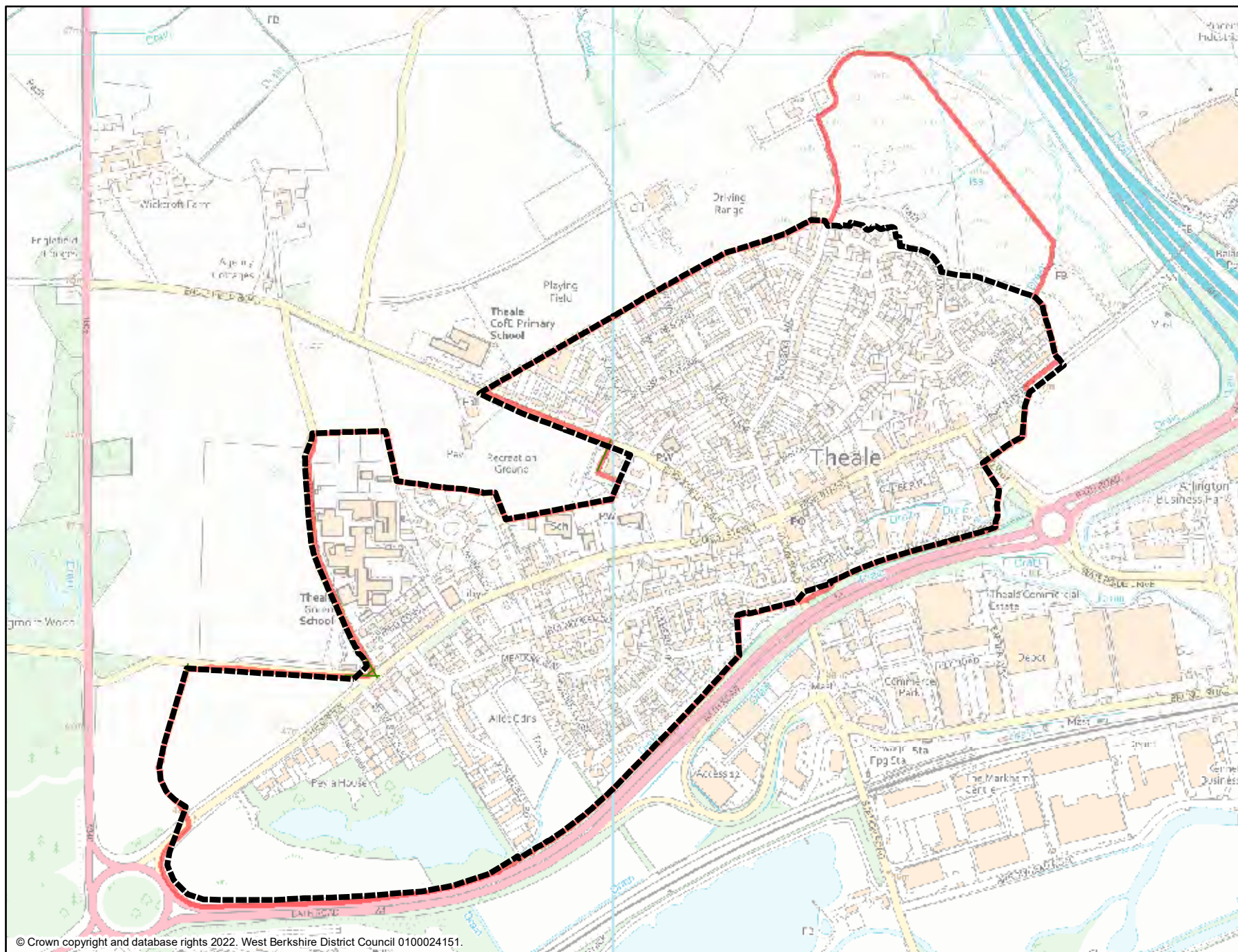
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## Proposed Settlement Boundary - Theale

## Map 46



## Legend

# West Berkshire Local Plan Review to 2039

Proposed Submission  
December 2022

## Settlement Boundary Review

Existing Local  
Plan  
settlement  
boundary

Proposed  
LPR  
settlement  
boundary

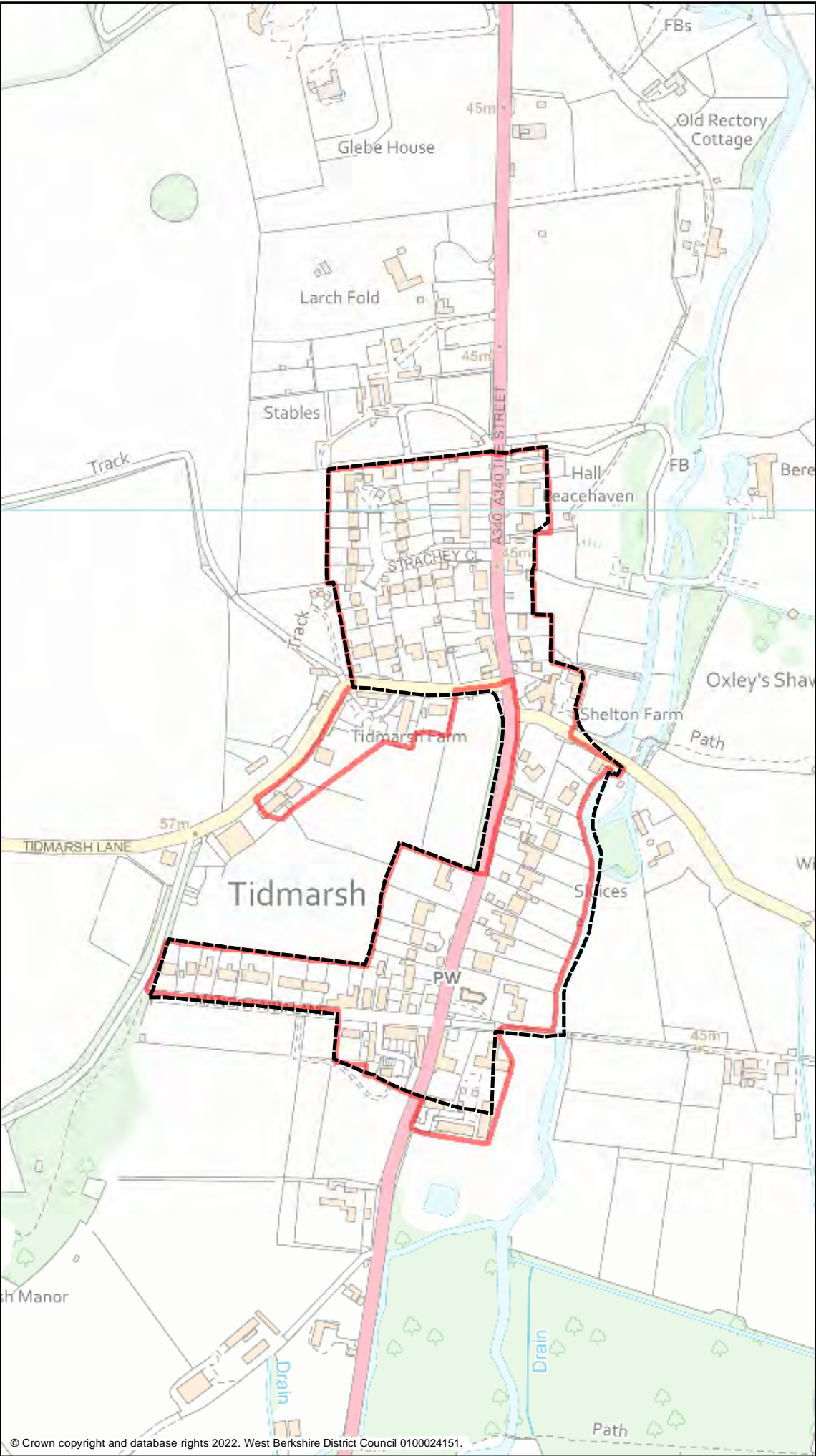
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West  
Berkshire





Legend

West Berkshire  
Local Plan Review to 2039

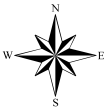
Proposed Submission  
December 2022

Settlement Boundary  
Review

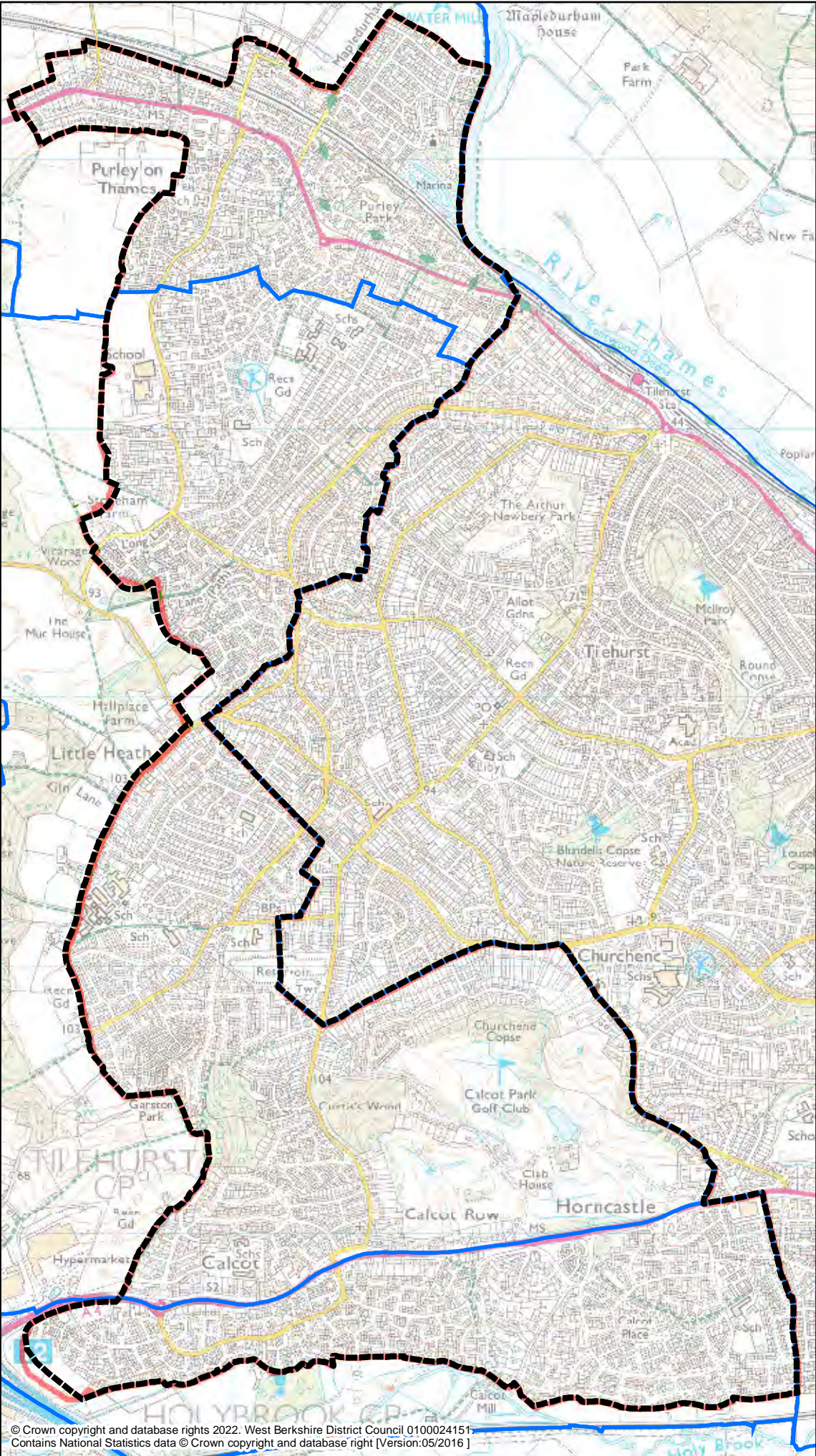
- Existing Local Plan settlement boundary
- Proposed LPR settlement boundary

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Legend

West Berkshire  
Local Plan Review to 2039

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Settlement Boundary  
Review

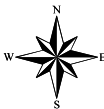
Parish  
boundary

Existing Local  
Plan  
settlement  
boundary

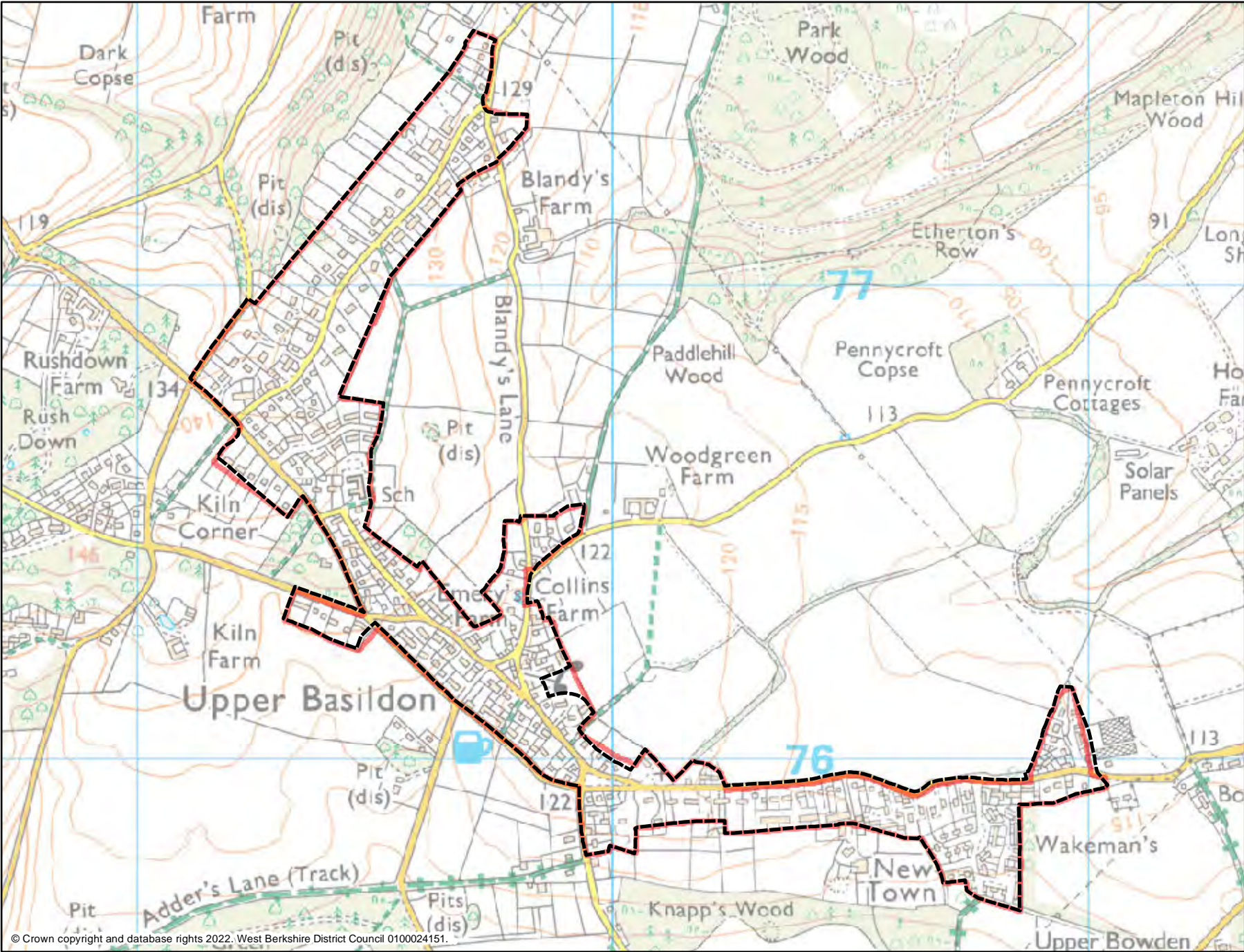
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LPR  
settlement  
boundary

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Settlement Boundary  
Review

- Existing Local Plan settlement boundary
- Proposed LPR settlement boundary

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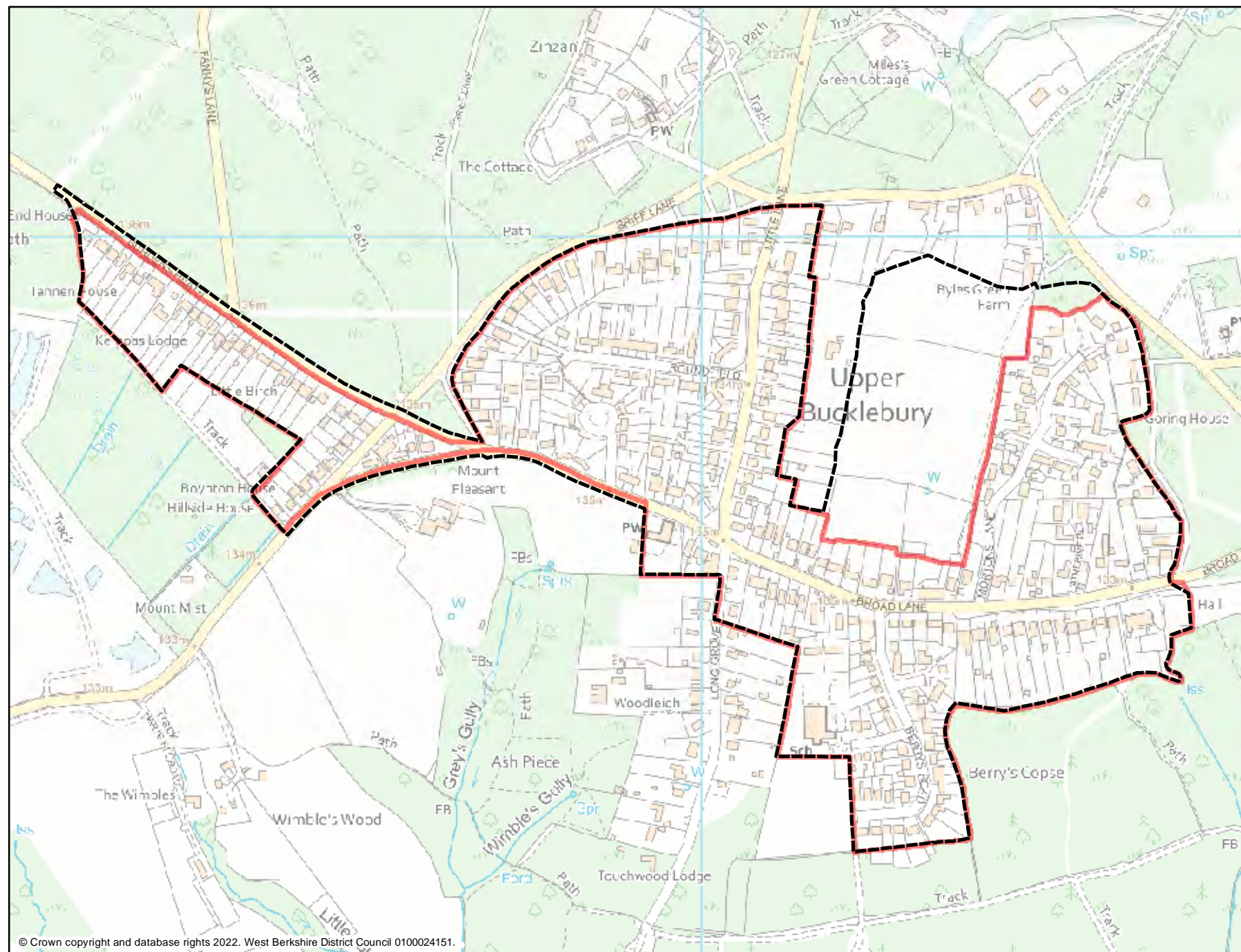
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## Proposed Settlement Boundary - Upper Bucklebury

Map 50



### Legend

West Berkshire  
Local Plan Review to 2039

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December 2022

## Settlement Boundary Review

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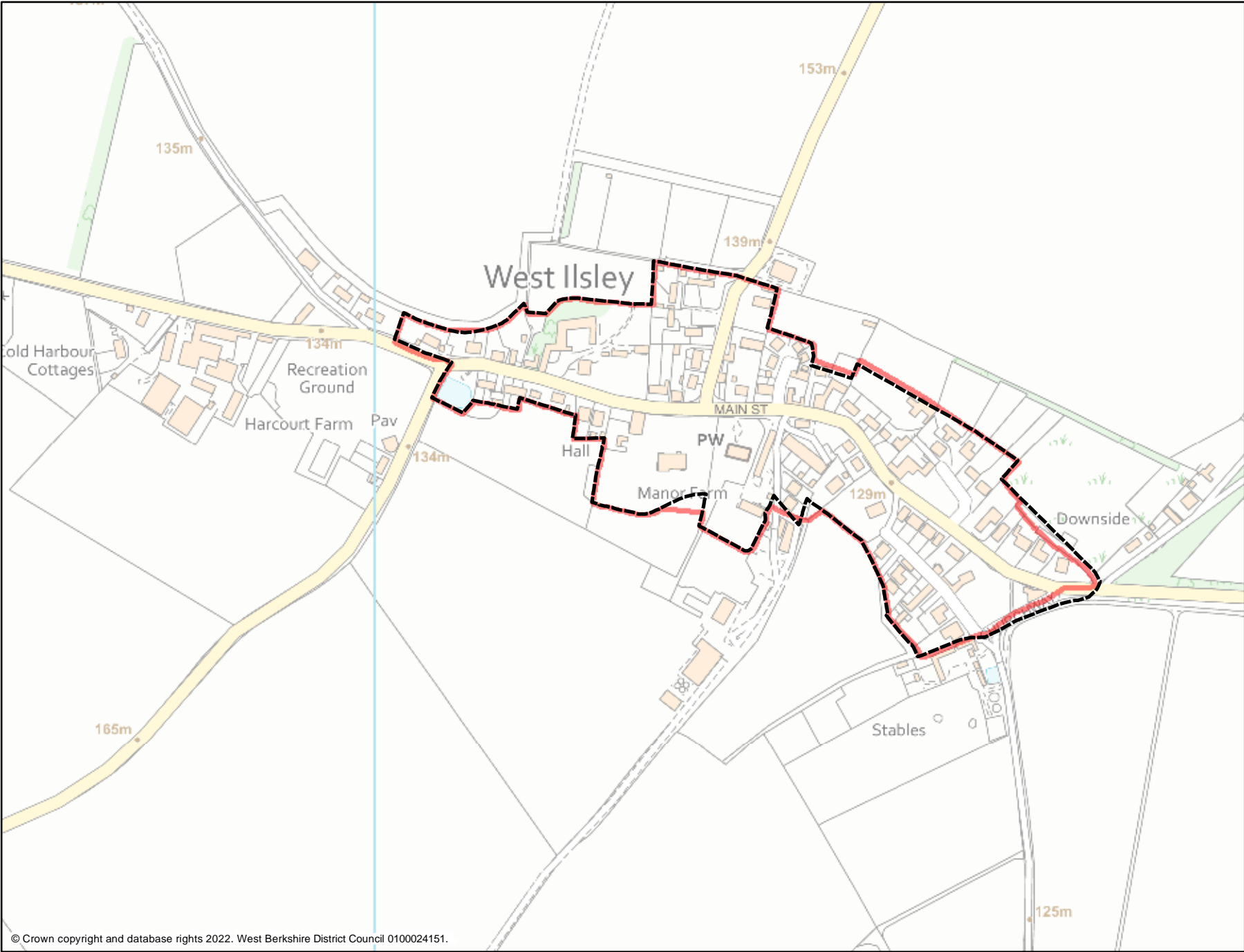
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**Legend**

West Berkshire  
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December 2022

**Settlement Boundary  
Review**

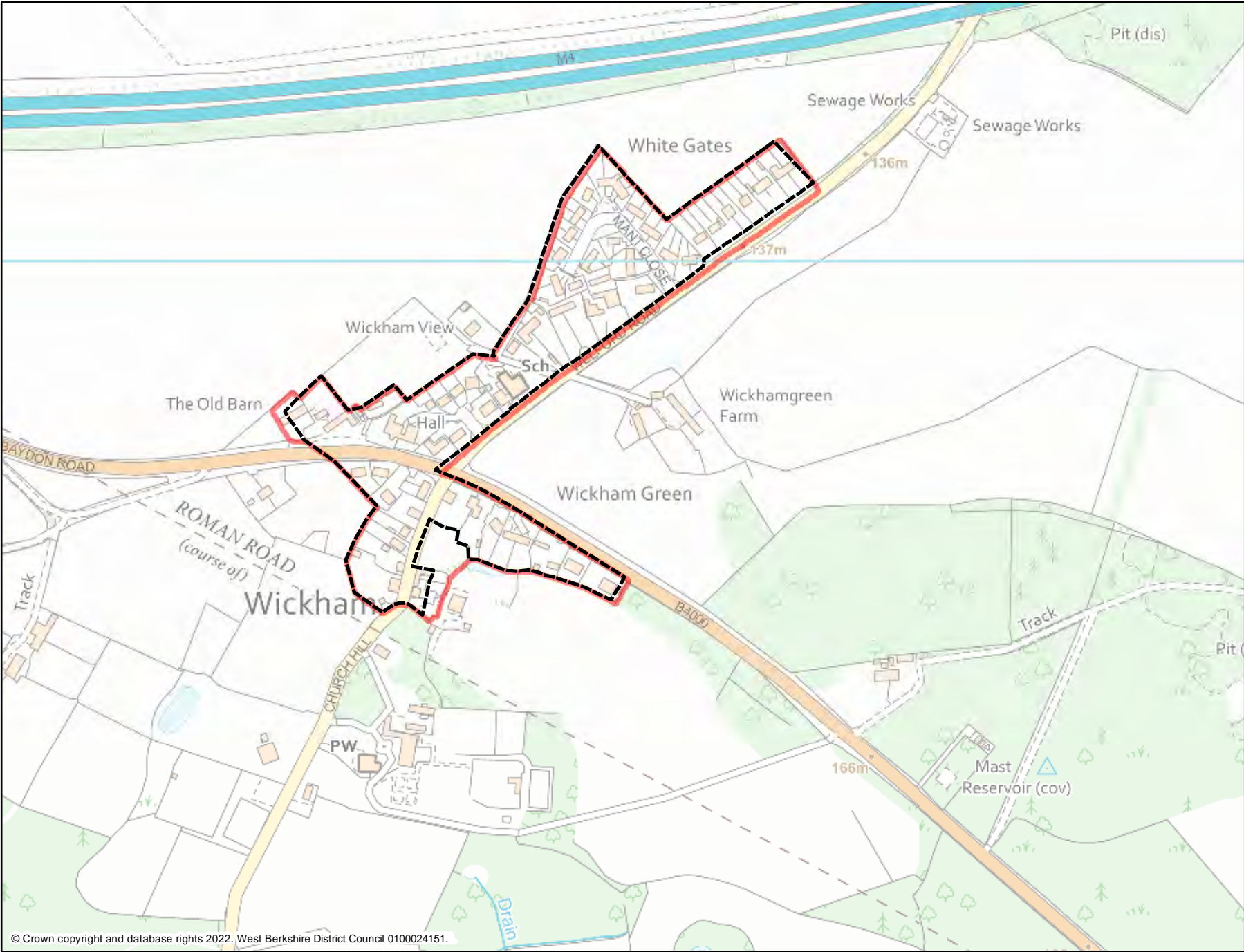
Existing Local  
Plan  
settlement  
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Proposed  
LPR  
settlement  
boundary

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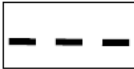


### Legend


West Berkshire  
Local Plan Review to 2039

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**Settlement Boundary  
Review**



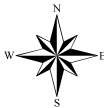
Existing Local  
Plan  
settlement  
boundary




Proposed  
LPR  
settlement  
boundary

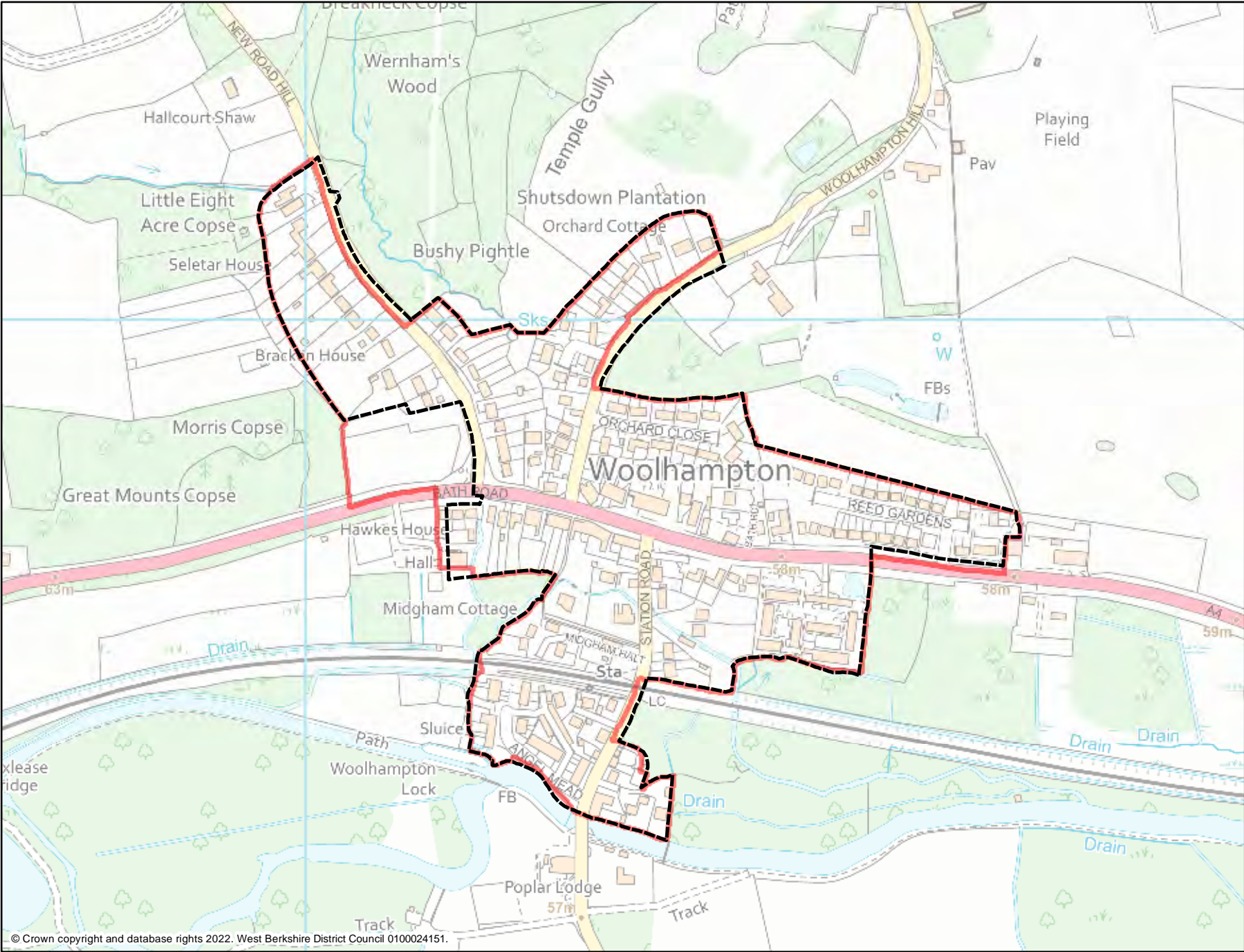
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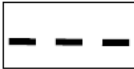


### Legend


West Berkshire  
Local Plan Review to 2039

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**Settlement Boundary  
Review**



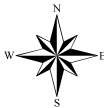
Existing Local  
Plan  
settlement  
boundary




Proposed  
LPR  
settlement  
boundary

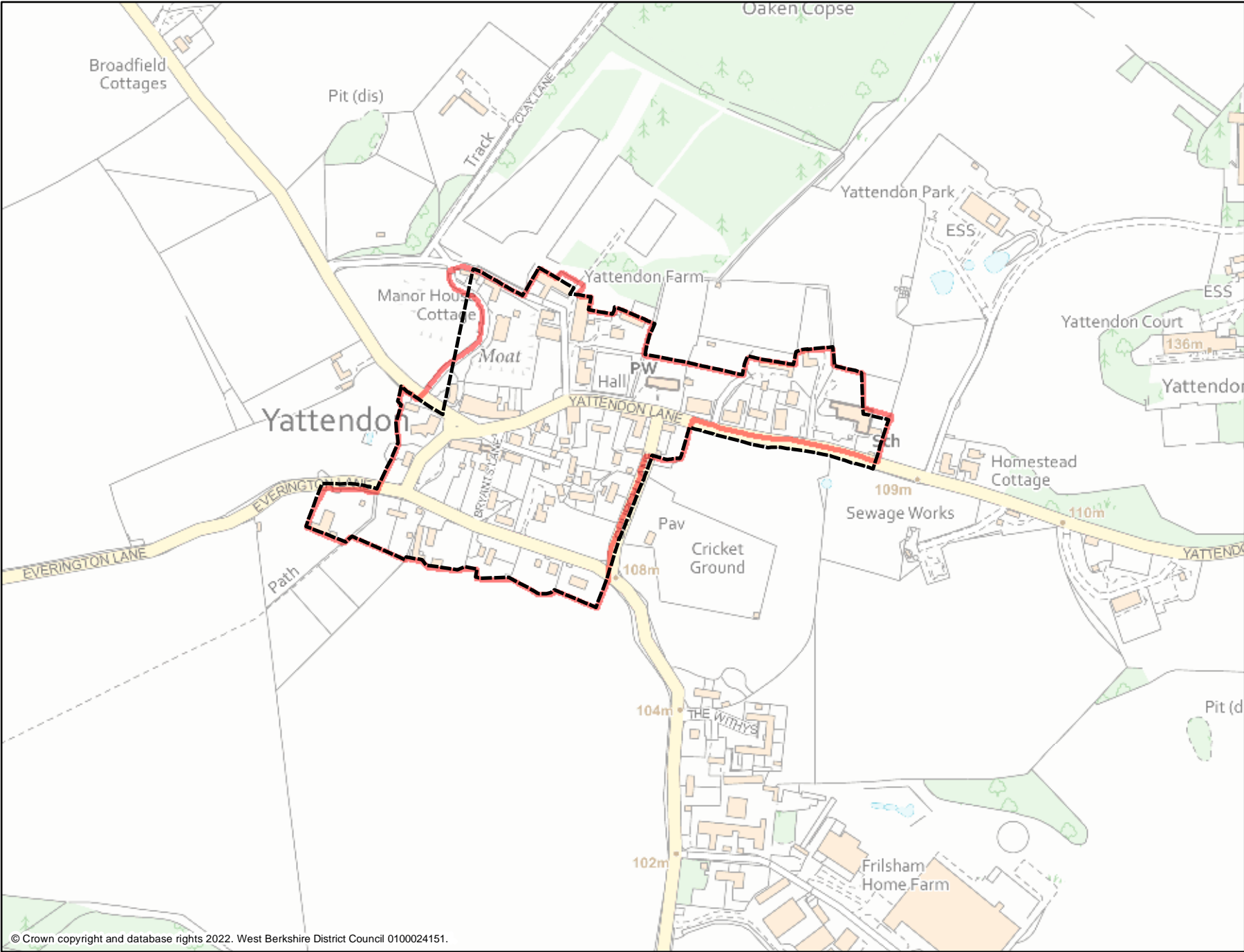
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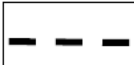





### Legend

West Berkshire  
Local Plan Review to 2039  
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**Settlement Boundary Review**

 Existing Local Plan settlement boundary

 Proposed LPR settlement boundary

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