

Comment

Agent	James Iles (1160846)
Email Address	[REDACTED]
Company / Organisation	Pro Vision
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Consultee	Sean Bates (1335186)
Email Address	[REDACTED]
Company / Organisation	Feltham Properties
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	Proposed Submission (Reg 19) West Berkshire Local Plan Review 2022-2039
Comment by	Feltham Properties (Sean Bates - 1335186)
Comment ID	PS747
Response Date	03/03/23 16:02
Consultation Point	Appendix 2 Settlement Boundary Review (View)
Status	Processed
Submission Type	Web
Version	0.1
Bookmark	Feltham Properties (Represented by Pro Vision)

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

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

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

Please tick all that apply:

Positively Prepared: The plan provides a strategy which, as a minimum, seeks to meet the area's objectively assessed need and is informed by . No

agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development.

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

Effective: the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground. . No

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

Please give reasons for your answer

Feltham Properties has interest in the outcome of the Settlement Boundary Review (SBR) (December 2022), especially in regard to **South East Newbury (Map 37; formerly Map 36)**, and land around Newbury College and the A339.

We note that the only amendment to the settlement boundary in this specific location, is to move the adopted boundary from the west to the east side of the A339.

The relatively recent development immediately south of the Newbury College campus appears to have been overlooked in this review. There is now a new primary school (Highwood Copse Primary), accessed from a new service road from the A339., and which will in due course provide an access into the Sandleford Park major development area (now benefitting from outline permission following the Secretary of State decision as well as the extant site allocation in the Core Strategy).

With reference to the SBR criteria, settlement boundaries should include, amongst many other things, *“Existing community facilities (such as churches, schools and village halls) which are physically and visually related to the settlement”*.

In this case, the area around the new school and access road are quite clearly both physically and visually related to the settlement of Newbury, adjacent as they are to the College campus, which is within the boundary.

It appears that Town Council and the District Council has overlooked the necessity to update this specific part of the town in line with the on the ground reality.

Finally, we make a procedural point. There was no open public consultation on the SBR and therefore we and the wider public have not had the opportunity to comment on the proposed amendments until this advanced (Regulation 19 stage), when the Council’s position has been finalised (subject to examination). Had there been an open consultation during Regulation 18 stage, Feltham Properties would have raised these matters and encouraged the Council to amend Map 36 in accordance with the review criteria.

4. Proposed Changes

Please set out what change(s) you consider necessary to make the Local Plan Review legally compliant or sound, having regard to the tests you have identified above (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this change will make the Local Plan Review legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

A minor extension of the boundary of Map 37 to include land between the A339 and south of Newbury College, including the Highwood Copse Primary School and access road within the settlement boundary of Newbury.

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)? Yes

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

To explain the reasons for the inaccuracy of this element of the settlement boundary review.

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply

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

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

The adoption of the Local Plan Review . Yes

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Consultee	Sean Bates (1335186)
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Company / Organisation	Feltham Properties
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Event Name	Proposed Submission (Reg 19) West Berkshire Local Plan Review 2022-2039
Comment by	Feltham Properties (Sean Bates - 1335186)
Comment ID	PS748
Response Date	03/03/23 16:05
Consultation Point	Policy SP 1 Spatial Strategy (View)
Status	Processed
Submission Type	Web
Version	0.1
Bookmark	Feltham Properties (Represented by Pro Vision)

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

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Please tick all that apply:

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agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development.

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

Effective: the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground. . No

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

Please give reasons for your answer

We have concern that as drafted Policy SP1 (Spatial Strategy) of the Local Plan Review (LPR) has some inconsistency in relation to density of development. As such, it is not justified when considered against the tests of soundness (NPPF, 2021:paragraph 35).

The stated density ranges are not consistent with the West Berkshire Pattern Book (2019) (Chapter 2: Density by Location). That document is referenced at paragraph 4.35 of the supporting text as a “starting point to guide development”. The Pattern Book has been used to guide the density of development on the allocated sites (LPR paragraph 8.3).

The policy is not consistent with the starting point, which is therefore, liable to lead to uncertainty in decision making and frustrate efforts to deliver sustainable development.

The policy is generally consistent with the Pattern Book in the fact that it requires “at least 70 dwellings per hectare” (dph) in more accessible locations in the settlement hierarchy’s top tier settlements (the Pattern book indicates a range of 70 to 90 dph).

However, the policy is inconsistent when it addresses edge of settlement locations in at least two respects:

- . It treats edge of settlement the same for all defined settlements, whereas it starts by defining densities between top tier settlements and other settlements.
- . It is not consistent with the Pattern Book, which notes that higher densities are, in principle, appropriate along transport corridors, even to the edge of settlements. The policy requirement for 30 dph on the edge of defined settlements therefore overlooks the possibility of higher density development away from the town centres and closer to the settlement edge. There are many examples already of higher density developments on the edge of Newbury, for example.

4. Proposed Changes

Please set out what change(s) you consider necessary to make the Local Plan Review legally compliant or sound, having regard to the tests you have identified above (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this change will make the Local Plan Review legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Policy SP1 should be modified to be consistent with the Pattern Book, including in respect of clarifying that higher density can in principle be appropriate on the edge of defined settlements, including some flatted development, especially for higher tier settlements and along the main transport corridors and nodes.

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)? Yes

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

To explain why the approach to density is inconsistent and inappropriate as drafted.

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply

The submission of the Local Plan Review for Independent Examination . No

The publication of the report of the Inspector appointed to carry out the examination . No

The adoption of the Local Plan Review . No

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Event Name	Proposed Submission (Reg 19) West Berkshire Local Plan Review 2022-2039
Comment by	Feltham Properties (Sean Bates - 1335186)
Comment ID	PS749
Response Date	03/03/23 16:07
Consultation Point	Policy SP 12 Approach to Housing Delivery (View)
Status	Processed
Submission Type	Web
Version	0.1
Bookmark	Feltham Properties (Represented by Pro Vision)

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

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

Please give reasons for your answer

A priority of Local Plan Review, set out in the Vision (paragraph 3.2) is to improve the affordability of housing in the district. We have concerns however that the proposed strategy is unlikely to be effective in achieving this priority with the housing requirement proposed.

The proposed supply of housing relies significantly on existing permissions without any allowance/buffer for non-delivery.

There is a significant reliance on windfall development. Recent rates of windfalls are dropping well below the anticipated 140 windfalls per annum assumed over the plan period.

The buffer of up to 5% on the Local Housing Requirement is too low, noting precedents in other local authorities including South Oxfordshire (27%). The Council's justification for reducing the buffer from 10% is due to the level of constraint in the district. It is because of this constraint that a greater buffer is needed, to ensure that as much of the housing requirement is delivered in the plan period to address strategic objectives such as the priority of affordable housing.

It is likely that there will be a greater level of unmet need arising from neighbouring authorities, notably Reading Borough, which as a major urban centre, is subject to the uplift on the standard method.

Delivery rates for the strategic development site at Sandford Park are overly ambitious, noting that the site only has outline permission as at March 2023. First completions in 2027/2028 is very ambitious.

The vast majority of the additional homes needed to meet the housing requirement (1,809) are expected to come from one site allocation (1,500 dwellings at North East Thatcham). There appear to be significant question marks over the delivery of North East Thatcham, including in terms of its actual capacity (at Regulation 19 stage it was 2,500 homes) and its viability to deliver the infrastructure, including a new secondary school. Therefore, notwithstanding concerns of the scale of new homes needed, over 80% of the LPR strategy for additional homes is tied up in one site.

If the intention is for North East Thatcham to grow to 2,500 homes, stretching beyond this plan period, a strategic vision is needed (in accordance with NPPF 22). There is a strategic vision in the evidence base, looking ahead to 2050, but this has not been mentioned in the Local Plan Review, nor has it been subject to full Regulation 18 consultation. Its status and relevance is unclear.

The Council has overlooked development opportunities within existing settlement boundaries. For example, Feltham Properties is seeking to deliver a mixed-use development, including housing, food store and care accommodation, with a public EV charging station, on underutilised, previously developed land at Newbury College, Monks Lane. A hybrid application was made in 2021, and while that is now subject to a S78 appeal under non-determination, the principle of development is confirmed as it is (almost entirely) within the settlement boundary. However, the Council's evidence base (the Housing and Economic Land Availability Assessment) has not considered this 'within settlement' land, while the development strategy is allocating greenfield sites beyond settlement boundaries.

It is inevitable that greenfield sites and sites beyond existing settlement boundaries will be required as part of the strategy to meet development needs over the plan period, but this example indicates that there is likely to be greater yield from within the existing boundaries. Such sites, especially those in the top tier settlements should be prioritised, given their accessible locations, and brought forward through site allocations.

4. Proposed Changes

Please set out what change(s) you consider necessary to make the Local Plan Review legally compliant or sound, having regard to the tests you have identified above (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this change will make the Local Plan Review legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

We consider that there are potentially significant weaknesses with the development strategy that would require a significant rethink in strategy rather than minor modifications.

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)? Yes

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

To elaborate our concerns about the current approach to housing delivery.

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply

The submission of the Local Plan Review for Independent Examination	.	Yes
The publication of the report of the Inspector appointed to carry out the examination	.	Yes
The adoption of the Local Plan Review	.	Yes

Comment

Agent	James Iles (1160846)
Email Address	[REDACTED]
Company / Organisation	Pro Vision
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Consultee	Sean Bates (1335186)
Email Address	[REDACTED]
Company / Organisation	Feltham Properties
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	Proposed Submission (Reg 19) West Berkshire Local Plan Review 2022-2039
Comment by	Feltham Properties (Sean Bates - 1335186)
Comment ID	PS752
Response Date	03/03/23 16:14
Consultation Point	Policy RSA 1 Land north of Newbury College, Monks Lane, Newbury (Site ref HSA 1) (View)
Status	Processed
Submission Type	Web
Version	0.6
Bookmark	Feltham Properties (Represented by Pro Vision)

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

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

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

Please tick all that apply:

Positively Prepared: The plan provides a strategy which, as a minimum, seeks to meet the area's . No

objectively assessed need and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development.

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

Effective: the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground. . No

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

Please give reasons for your answer

Feltham Properties Ltd has a controlling interest in this site and has previously had outline planning permission and approved reserved matters for a development of sixteen dwellings.

This site was originally allocated in the Housing Sites and Allocation DPD (2017) (HSADPD). As development has not commenced as yet, it is appropriate that the allocation is rolled forward into the Local Plan Review (LPR).

However, this area adjacent to Newbury College has evolved since the drafting and adoption of the HSADPD.

Outline permission has been granted for the Sandleford Park major development (allocated in the Core Strategy in 2012; Policy C3) immediately to the west and south-west of this site. The boundaries of the approved scheme (application 20/01238/OUTMAJ) have varied in some respects with the allocation boundary, including in the area immediately adjacent to the RSA1 site.

The following extracts from the West Berkshire Online Mapping compared to the extract from the approved master plan illustrate this point. The Online mapping shows the Core Strategy allocation running the full length of Monks Lane to include land immediately north of the RSA1 allocation. The approved scheme does not include this land immediately north of RSA1. This is due to landownership matters.

The implications are that there is a left over area of land, entirely within the settlement boundary of Newbury, that is neither part of the Sandleford master plan nor the RSA1 allocation.

Feltham Properties have been in pre-application consultation with the Council regarding this situation and identifying that there is merit in amending the RSA1 (formerly HSA1) allocation to include this left over land. This would represent positive planning and facilitate a more coordinated development of this part of the town.

The revised policy could include appropriate design objectives to seek to ensure that the additional land is suitably designed such that the character of Monks Lane, with its established treelined hedge is retained in keeping with the Sandleford Park master plan.

(attachment)

4. Proposed Changes

Please set out what change(s) you consider necessary to make the Local Plan Review legally compliant or sound, having regard to the tests you have identified above (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this change will make the Local Plan Review legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Modification of the RSA1 allocation boundary to include land immediately north between the existing boundary and Monks Lane.

The inclusion of appropriate design criteria to respect the character of Monks Lane and the Sandlesford Park development.

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)? Yes

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Feltham Properties has a controlling interest in site RSA1 and considers the policy to be out of date.

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply

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

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

The adoption of the Local Plan Review . Yes

Upload a document

Please use this function if you would like to upload a document that supports your comment. Please note that your formal comments must still be made above, where relevant. Individual documents should not exceed 10MB.

[Policy RSA1 Land north of Newbury College.pdf](#)

Policy RSA1 Land north of Newbury College, Monks Lane, Newbury (site ref HAS 1)

Feltham Properties Ltd has a controlling interest in this site and has previously had outline planning permission and approved reserved matters for a development of sixteen dwellings.

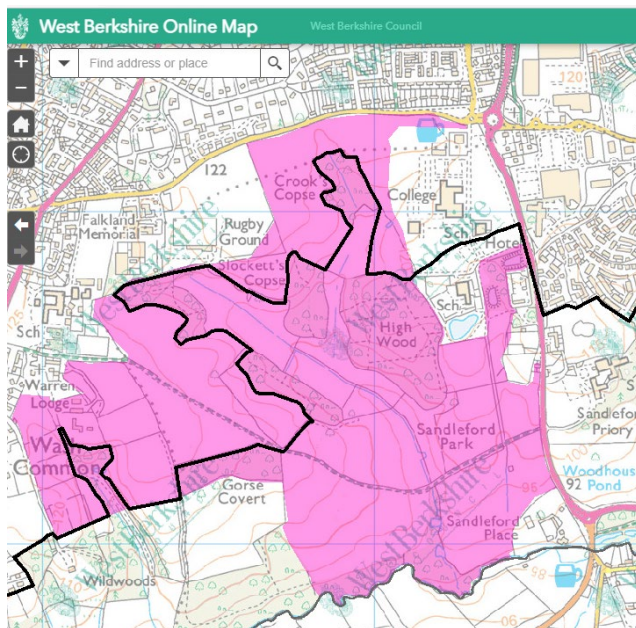
This site was originally allocated in the Housing Sites and Allocation DPD (2017) (HSADPD). As development has not commenced as yet, it is appropriate that the allocation is rolled forward into the Local Plan Review (LPR).

However, this area adjacent to Newbury College has evolved since the drafting and adoption of the HSADPD.

Outline permission has been granted for the Sandelford Park major development (allocated in the Core Strategy in 2012; Policy C3) immediately to the west and south-west of this site. The boundaries of the approved scheme (application 20/01238/OUTMAJ) have varied in some respects with the allocation boundary, including in the area immediately adjacent to the RSA1 site.

The following extracts from the West Berkshire Online Mapping compared to the extract from the approved master plan illustrate this point. The Online mapping shows the Core Strategy allocation running the full length of Monks Lane to include land immediately north of the RSA1 allocation. The approved scheme does not include this land immediately north of RSA1. This is due to landownership matters.

West Berkshire Online Map



Extract from the Sandelford Park Design and Access Statement (February 2020)

4. DEVELOPMENT PROPO



The implications are that there is a left over area of land, entirely within the settlement boundary of Newbury, that is neither part of the Sandleford master plan nor the RSA1 allocation.

Feltham Properties have been in pre-application consultation with the Council regarding this situation and identifying that there is merit in amending the RSA1 (formerly HSA1) allocation to include this left over land. This would represent positive planning and facilitate a more coordinated development of this part of the town.

The revised policy could include appropriate design objectives to seek to ensure that the additional land is suitably designed such that the character of Monks Lane, with its established treelined hedge is retained in keeping with the Sandleford Park master plan.

Proposed modification

Modification of the RSA1 allocation boundary to include land immediately north between the existing boundary and Monks Lane.

The inclusion of appropriate design criteria to respect the character of Monks Lane and the Sandleford Park development.

Comment

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Company / Organisation	Feltham Properties
Address	[REDACTED] [REDACTED] [REDACTED] [REDACTED]
Event Name	Proposed Submission (Reg 19) West Berkshire Local Plan Review 2022-2039
Comment by	Feltham Properties (Sean Bates - 1335186)
Comment ID	PS754
Response Date	03/03/23 16:17
Consultation Point	Policy DM 4 Building Sustainable Homes and Businesses (View)
Status	Processed
Submission Type	Web
Version	0.1
Bookmark	Feltham Properties (Represented by Pro Vision)

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

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

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

Please tick all that apply:

Positively Prepared: The plan provides a strategy which, as a minimum, seeks to meet the area's . No

objectively assessed need and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development.

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

Effective: the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground. . No

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

Please give reasons for your answer

Whilst embracing the Zero Carbon movement, we are concerned that local authorities do not have the capacity to deal with the technical intricacies of drafting standards that are deliverable. This could inadvertently lead to housing delivery issues.

We have particular concern with DM4, point 1(A), Residential Development – minimum construction standard, and the practicality/feasibility of complying with the first bullet point, which includes a 63% reduction in carbon emissions.

We have taken advice from energy specialists and understand that this requirement is completely impractical as most dwellings will not pass current Part L without the addition of PV and whilst this pushes heat pumps to the fore, these are not always suitable for smaller units, where an electric heating/PV combination makes more sense. We are concerned that this policy belies a misunderstanding of Part L and lacks justification for the figure of 63%.

As such, we have concern that policy, as drafted, will serve only to frustrate efforts to bring forward sustainable development.

4. Proposed Changes

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You will need to say why this change will make the Local Plan Review legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

A redrafting of this policy to ensure it is clear, measurable, achievable and justified and so that it does not inadvertently act as a barrier to helping delivery the district's development needs.

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)? Yes

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Feltham Properties is a reputable local development company and has significant concerns that the policy as drafted will be a barrier to bringing forward development in the district.

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply

- | | | |
|--|---|-----|
| The submission of the Local Plan Review for Independent Examination | . | Yes |
| The publication of the report of the Inspector appointed to carry out the examination | . | Yes |
| The adoption of the Local Plan Review | . | Yes |

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Company / Organisation	Feltham Properties
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Event Name	Proposed Submission (Reg 19) West Berkshire Local Plan Review 2022-2039
Comment by	Feltham Properties (Sean Bates - 1335186)
Comment ID	PS757
Response Date	03/03/23 16:19
Consultation Point	Policy DM 31 Residential Amenity (View)
Status	Processed
Submission Type	Web
Version	0.1
Bookmark	Feltham Properties (Represented by Pro Vision)

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

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Please tick all that apply:

Positively Prepared: The plan provides a strategy which, as a minimum, seeks to meet the area's objectively **No**

assessed need and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development.

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

Effective: the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground. . No

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

Please give reasons for your answer

The policy is supported in general but should allow for local context to influence the size of gardens and separation between properties, such that it focuses on achieving good design outcomes for the location and not dictated by inflexible design parameters.

4. Proposed Changes

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Modify the policy to include the words **“Achieving good design outcomes is the priority, so where local circumstances and/or design proposals justify it, some variation in these design requirements will be supported”**.

5. Independent Examination

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If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Feltham Properties is a reputable local development company and has an interest in ensuring that the development management policy is appropriate and not a barrier to sustainable development.

6. Notification of Progress of the Local Plan Review

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Event Name	Proposed Submission (Reg 19) West Berkshire Local Plan Review 2022-2039
Comment by	Feltham Properties (Sean Bates - 1335186)
Comment ID	PS760
Response Date	03/03/23 16:22
Consultation Point	Policy DM 40 Public Open Space (View)
Status	Processed
Submission Type	Web
Version	0.1
Bookmark	Feltham Properties (Represented by Pro Vision)

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Positively Prepared: The plan provides a strategy which, as a minimum, seeks to meet the area's objectively assessed need and is informed by . No

agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development.

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

Effective: the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground. . No

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

Please give reasons for your answer

Whilst the policy is supported in general terms – access to appropriate open space is a key issue for health and well being - as drafted the policy fails to allow for consideration of local context.

It states that the provision of on-site public open space should be made “wherever possible”. It will always be “possible” to provide open space on a development site at the expense of alternative land use, but that may not always be feasible, viable or appropriate.

The policy should include an appropriate degree of flexibility so that sites can be developed to optimise their potential benefits. For example, where sites are located adjacent to, or otherwise very close to, existing and substantial public open space, such as urban parks or common land, the level of on-site should be adjusted. Without that flexibility, sites may not be utilised effectively and noting the heavily constrained district (including large areas of protected landscape), it is important that the development management policies are flexible to allow for optimising development potential and thereby reduce pressure for further sites.

4. Proposed Changes

Please set out what change(s) you consider necessary to make the Local Plan Review legally compliant or sound, having regard to the tests you have identified above (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this change will make the Local Plan Review legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

We propose that the policy is modified to read “*Wherever possible **feasible**, on-site provision will be made to a standard of 3-4 ha per thousand population. Where more appropriate to the circumstances of the site or the open space requirements, **a reduced amount of on-site provision**, off-site provision, and/or a financial contribution in lieu of provision will be considered **supported**”.*

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)? Yes

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Feltham Properties is a reputable local development company and is concerned that without modification this development management policy will act as barrier to sustainable development that is appropriate for its location and context.

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply

- | | | |
|--|---|-----|
| The submission of the Local Plan Review for Independent Examination | . | Yes |
| The publication of the report of the Inspector appointed to carry out the examination | . | Yes |
| The adoption of the Local Plan Review | . | Yes |