

	<p>West Berkshire Local Plan Review 2022-2039</p> <p>Proposed Submission Representation Form</p> <p>Ref:</p> <p><i>(For official use only)</i></p>
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Please complete online or return this form to:	Online: http://consult.westberks.gov.uk/kse
	By email: planningpolicy@westberks.gov.uk
	By post: Planning Policy, Development and Regulation, Council Offices, Market Street, Newbury, RG14 5LD
Return by:	4:30pm on Friday 3 March 2023

This form has two parts:

- Part A - Your details: need only be completed once
- Part B - Your representation(s): please fill in a separate sheet for each representation you wish to make

PART A: Your Details

Please note the following:

- We cannot register your representation without your details.
- Representations cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.
- All information will be sent for examination by an independent inspector
- All personal data will be handled in line with the Council's Privacy Policy on the Development Plan. You can view the Council's privacy notices at <http://info.westberks.gov.uk/privacynotices>

	Your details	Agent's details (if applicable)
Title:	████	
First Name:*	████████	
Last Name:*	██████	
Job title <i>(where relevant):</i>		
Organisation <i>(where relevant):</i>		
Address* <i>Please include postcode:</i>	████████████████████	
Email address:*	████████████████████	

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Part B – Your Representation

Please use a separate sheet for each representation

The accompanying guidance note available at: <https://www.westberks.gov.uk/lpr-proposed-submission-consultation> will assist you in making representations.

*Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change(s) as there will **not normally** be a subsequent opportunity to make further representations, **further submissions will ONLY be at the request of the Inspector, based on the matters and issues they identify for examination.***

Your name or organisation (and client if you are an agent):	
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Please indicate which part of the Local Plan Review this representation relates to:

Section/paragraph:	
Policy:	Settlement boundaries
Appendix:	
Policies Map:	
Other:	

1. Legally Compliant

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

Do you consider the Local Plan Review is legally compliant?

Yes No

Please give reasons for your answer:

The local plan is a good and sound document but in my view does not adequately cover settlement boundary decision criteria adequately enough for hamlet settlements particularly for cul-de-sacs such as Westbook where particular references should be made.

2. Soundness

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

Do you consider the Local Plan Review is sound?

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

Please tick all that apply:

NPPF criteria	Yes	No
Positively Prepared: The plan provides a strategy which, as a minimum, seeks to meet the area's 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	yes	
Justified: the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence	yes	
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		
Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF	yes	

Please give reasons for your answer:

Yes to all of the above with the exception of a reference to traffic, parking and double stacking house development in cul-de-sac hamlet settlements within conservation areas such as Westbrook. I would be useful to reference the special characteristics of a hamlet as opposed to a village and what it means to retain the historic nature of a hamlet.

3. Complies with the Duty to Co-operate

Please see the guidance note for an explanation of what 'Duty to Cooperate' means.

Do you consider the Local Plan Review complies with the Duty to Co-operate?

Yes

 yes

No

Please give reasons for your answer:

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 LPR 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.

Where small settlements have particular historic and often individual characteristics such as hamlets, cull-de-sacs in rural areas that are within conservation areas, every effort will be made to preserve the character of the settlement by not extending settlement boundaries to allow the distinct and historic nature of the settlement to change in a way that loses its identity.

5. Independent Examination

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

Yes No

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

I understand that the uniqueness of Westbrook within the geographical jurisdiction of the WBC but having lived [redacted] years, I do understand the issues and would be able to explain them coherently. Being unique makes a settlement special as opposed to irrelevant and these places need to be referenced.

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.

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:

Tick

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

Please ensure that we have either an up to date email address or postal address at which we can contact you. You can amend your contact details by logging onto your account on the Local Plan Consultation Portal or by contacting the Planning Policy team.

Signature	[redacted]	Date	January 27 th 2023
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[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

February 27th 2023

Dear Sirs,

Having read the Settlement Boundary Review Dec 2022 I was relieved to see that the comments from the Boxford Parish Council have been accepted and the proposed Settlement Boundary changes are no longer being proposed by WBC within the Local Plan.

I would like however to make a few additional comments to further support this decision and with which I know nearly all the residents of Westbrook would agree.

1. The current criteria for decision making on settlement boundaries do not adequately cover hamlets such as Westbrook which is a cul-de-sac. I am aware that Westbrook might be a very rare type of settlement within the jurisdiction of West Berkshire Council but none the less its uniqueness should not negate the Council's responsibility to protect it from damaging development.
2. Being a cul-de-sac means that every vehicle that is driven down Westbrook has to return the same way, effectively doubling the amount of traffic. The road is narrow and recent development has lead to a significant increase in vehicles going up and down and parking on the verges causing regular blockages for delivery vehicles and lorries etc. The road cannot cater for any more vehicle traffic.
3. Westbrook lies within a conservation area. It's unique character and charm is largely determined by being a single road running south to north with, for the most part, period houses built single file along its edges, becoming further apart at its northern end as it approaches the river Lambourne and becomes more rural. There has been a recent trend to try and develop by double stacking houses which not only is out of keeping but has started to cause significant traffic problems and of course changes the very nature of Westbrook itself. Adequate provisions and protection should be reflected in the Settlement area criteria document. In-filling gardens and paddocks where there has been no previous building, must be discouraged, particularly at the northern end and particularly if in front or behind another house.

Westbrook is a hamlet and a cul-de-sac, not a village and because of its unique circumstances should not be considered against the same criteria as villages that have through roads. In many ways Westbrook's unique status makes it more important to protect and as such provision should be made clear within the Settlement Boundary criteria document for such historic and valuable rural assets to be protected.

Yours faithfully,

[REDACTED]