



**West Berkshire Local Plan Review 2022-2039 (LPR)  
Consultation on Proposed Main Modifications  
(6 December 2024 – 31 January 2025)**

Representation Form

**Ref:**  
(For official use only)

<b>Please complete and return this form:</b>	<b>By email:</b> <a href="mailto:planningpolicy@westberks.gov.uk">planningpolicy@westberks.gov.uk</a>
	<b>By post:</b> Planning Policy, Development and Housing, Council Offices, Market Street, Newbury, RG14 5LD
<b>Return by:</b>	<b>11:59pm on Friday 31 January 2025</b>

Please read the **Guidance Note**, available on the Council’s website <https://www.westberks.gov.uk/lpr-proposed-main-modifications>, before making your representations.

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

Please complete a new form for each representation you wish to make.

<b><u>PART A: Your details</u></b>		
<i>Please note the following:</i>		
<ul style="list-style-type: none"> <li><i>We cannot register your representation without your details.</i></li> <li><i>Representations cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.</i></li> </ul>		
	1. Your details	2. Agent’s details (if applicable)
Title	Mr	
First Name*	Chris	
Last Name*	Avery	
Job title <i>(where relevant)</i>		
Organisation <i>(where relevant)</i>		
Address* <i>Please include postcode</i>	Meadowside, East Lane, Chieveley, RG20 8UY	
Email address*		
Telephone number		
Consultee ID <i>(if known)</i>		

\*Mandatory Field

**PART B – Your representation(s)**

All comments made at previous stages of the LPR have been taken into account by the Inspector and there is no need to resubmit these. Publication of the proposed Main Modifications is a regulatory stage and any representations made should relate specifically to the legal compliance and soundness of the proposed Main Modifications and should not relate to parts of the Plan that are not proposed to be modified.

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change.

Your name or organisation (and client if you are an agent):	Chris Avery
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**Proposed Main Modifications and Proposed Changes to the Policies Map**

**1. Please indicate whether your representation relates to the Schedule of Proposed Main Modifications or the Schedule of Proposed Changes to the Policies Map and provide the modification/change number you are commenting on below:**

Document name	Schedule of Proposed Main Modifications
Modification/Change reference number (MM / PMC)	<b>MM4, MM5, MM59</b>

**2. Do you consider the Proposed Main Modification or Proposed Policy Map Change to be:**  
(please tick/mark 'X' one answer for a and one for b)

a) **Legally compliant**                      Yes                       No

b) **Sound**                                      Yes                       No

*Please refer to the guidance notes for a full explanation of 'legally compliant' and 'soundness'*

**If you consider the Proposed Main Modification or Proposed Policy Map Change not to be sound, please identify which test of soundness your representation relates to:**  
(please tick/mark 'X' all that apply)

<b>Positively Prepared:</b> The LPR should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements.	
<b>Justified:</b> the LPR should be the most appropriate strategy, when considered against the reasonable alternatives	<b>x</b>
<b>Effective:</b> the LPR should be deliverable	<b>x</b>

**Consistent with national policy:** the LPR should enable the delivery of sustainable development in accordance with the policies of the NPPF

x

**3. If you have answered 'No' to question 2a or 2b above, please provide details of why you consider the Proposed Main Modification or Proposed Policy Map Change is not legally compliant or is unsound, including any changes you consider necessary to make the Plan legally compliant or sound.**

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

The Inspector's report highlighted weaknesses in the plan's approach to the AONB status requiring the amendment of Policy SP2 and RSA17.

The consequent amendments to RSA17 makes no mention of maintaining the settlement boundary. I am aware that outline planning has been granted with respect to this area and that it differs considerably from the original outline in the plan. In particular, while the plan proposes what is essentially "infill" along East Lane, in accordance with the existing settlement boundary, the outline planning consent represents a considerable departure from the settlement boundary, yet another breach of the AONB designation.

It is clear that, from the outset, the council has failed to consider and properly apply the ANOB designation when putting forward this site as suitable for housing development. It is also clear that, when they did so, it was without any actual consideration of the practicalities of building houses here and, very probably, without anyone actually visiting the site. The amendments to RSA17 suggest an attempt to fix what was, from the very beginning, a flawed proposal.

It is entirely unclear what the justification is for departing from the AONB designation and essentially undermining the protected village character of Chieveley for what, in the overall context of the LP, is a small number of dwellings.

The proposal to designate this area for housing should be withdrawn.

**Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)**

**4. Do you have any comments on the updated Sustainability Appraisal/Strategic Environmental Assessment Report – Proposed Main Modifications (November 2024)?**  
*(Please be as precise as possible)*

Page number	
Paragraph number	
Comments:	

## Habitats Regulations Assessment

### 5. Do you have any comments on the addendum to the Habitats Regulations Assessment of the Proposed Main Modifications (November 2024)?

*(Please be as precise as possible)*

Page number	
Paragraph number	
Comments:	

## Notification of Progress of the Local Plan Review

### 6. Do you wish to be notified of any of the following?

*(please tick/mark 'X' all that apply)*

<i>The publication of the report of the Inspector appointed to carry out the examination</i>	<input checked="" type="checkbox"/>
<i>The adoption of the Local Plan Review</i>	<input checked="" type="checkbox"/>

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.

<b>Signature</b>	<b>Chris Avery</b>	<b>Date</b>	<b>28/01/2025</b>
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**Your completed representations must be received by the Council by 11:59pm on Friday 31 January 2025.**