

From: [REDACTED]
To: [REDACTED]
Subject: WBDC LPR Proposed Main Modification Submission Representation
Date: 31 January 2025 20:48:32
Attachments: [REDACTED]

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear WBDC Planning Policy team,

In response to WBDC invitation to submit representations in respect of the WBDC's Local Plan Review Main Modifications, please find the attached duly completed form for inclusion in the submission to the Planning Inspector.

Thank you in advance,

Kind regards,

Alison



**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)

Please complete and return this form:	By email: [Redacted]
	By post: Planning Policy, Development and Housing, Council Offices, Market Street, Newbury, RG14 5LD
Return by:	11:59pm on Friday 31 January 2025

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.

<u>PART A: Your details</u>		
<i>Please note the following:</i>		
<ul style="list-style-type: none"> <i>We cannot register your representation without your details.</i> <i>Representations cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.</i> 		
	1. Your details	2. Agent’s details (if applicable)
Title	Ms	
First Name*	Alison	
Last Name*	May	
Job title <i>(where relevant)</i>	n/a	
Organisation <i>(where relevant)</i>	n/a	
Address* <i>Please include postcode</i>	[Redacted]	
Email address*	[Redacted]	
Telephone number	[Redacted]	
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):	Alison May
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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	Proposed Main Modifications
Modification/Change reference number (MM / PMC)	MM44

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)

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

Local Plans must be prepared in accordance with the National Planning Policy Framework (NPPF). The NPPF states that a Plan is ‘sound’ if it meets the following tests:

- Positively prepared - providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- Justified - an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- Effective - 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; and
- Consistent with National Policy - enabling the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework and other statements of national planning policy, where relevant.

With regards to legal compliance; there are various legal requirements that the Council must comply with when preparing a Local Plan. These include:

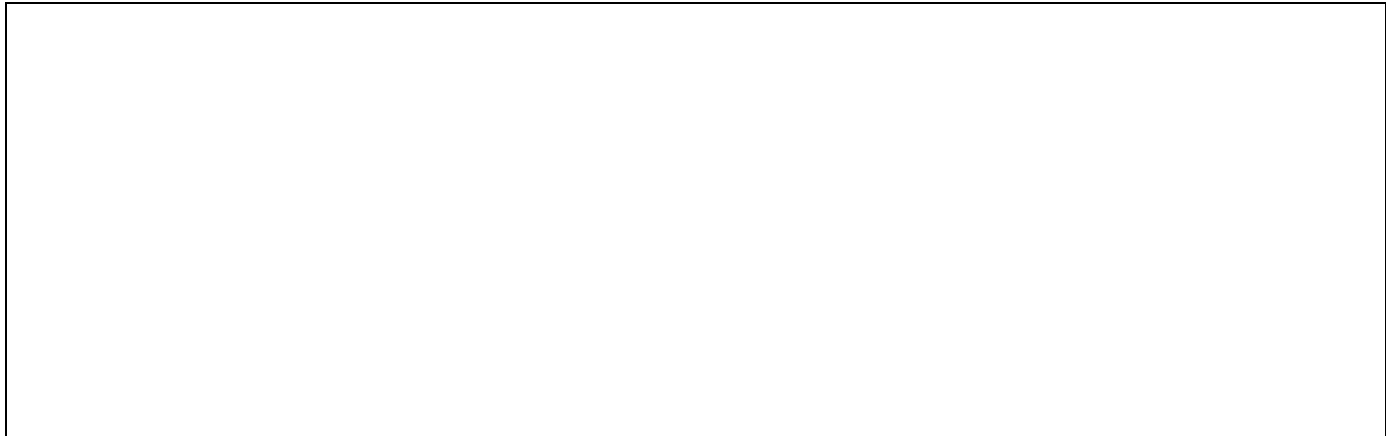
- Whether the process of community involvement for the Plan is in general accordance with the adopted Statement of Community Involvement (2020):
- Whether the Plan complies with all other relevant requirements of the Planning and Compulsory Purchase Act (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended.
- Whether the Plan meets other legislative requirements such as the Conservation of Habitats and Species Regulations 2017 (to which the Habitat Regulations Assessment relates)

West Berkshire District Council (both previous and existing administrations) have elected to continue to support the delivery of residential development within the DEPZ (Detailed Emergency Planning zones) relative to the 2 major nuclear facilities located within WBDC jurisdiction (AWE Aldermaston (AWE A) and AWE Burghfield (AWE B)).

The proposals include a large development of 100 houses (RSA12) located within Depz associated with AWE B and a small non traditional build development located within AWE A’s Depz (RSA24).

These sites contribute to continued population increases with the defined DePZs which seriously compromise the health and safety of existing communities whilst undermining the operational integrity of 2 of the UK’s nationally significant facilities.

The continued inclusion of these 2 sites within West Berkshire’s Local Plan compromise the Soundness and Legality of the Plan and therefore both RSA12 and RSA24 need to be deleted from the Plan.



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	78
Paragraph number	Ecology header (unnumbered)
Comments:	
<p>The Ecology header states: “Ecology: Omer’s Gully is located within the site and would need to be protected. The site is adjacent to ancient woodland. Tree Preservation orders and a Local Wildlife Site. Appropriate buffers would be to be provided.”</p> <p>The above statement is misleading and inaccurate:</p> <ul style="list-style-type: none">a. Omer’s Gully is not located within the site – this statement is incorrect. These concerns have previously been highlighted however continue to be ignored.b. The site boundary is located and includes part of Pondhouse Copse, an ancient and semi natural woodland including a freshwater stream being a tributary to Foudry brook which continues to suffer from illegal sewage spills.c. An appropriate buffer to protect Pondhouse Copse ancient woodland and the freshwater steam would need to be greater than the minimum 15 metres to protect the sustainability of the woodland and its inhabitants.d. The buffer to the ancient woodland should exclude any proposed SUDs and should comprise native woodland trees/shrubs which will contribute to the long term protection of a neglected woodland.e. A minimum buffer of 50 metres is necessary.f. The site is located between 3 ancient woodlands – one section being substantially felled during the 1990s to build houses.g. An EclA-non EIA will be conducted to establish the full extent of the woodland and its inhabitants. To date the landowner, Englefield Estate, has denied the relevant professional ecologists the opportunity to access those areas of the woodland located within or adjacent to the defined boundary area.	

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.

Signature	Unable to add signature – hardcopy available upon request.	Date	31 January 2025
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Your completed representations must be received by the Council by 11:59pm on Friday 31 January 2025.

Please note – Personal/Contact Details

All submitted representations will be made publicly available, including on the Council's website, with the person/organisation making the representation being identified. A copy of all submitted representations will also be made available to the Planning Inspectorate and the person appointed by the Secretary of State to conduct the examination.

To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the LPR. The Council therefore cannot accept anonymous representations – you must provide us with your name and contact details. Address details will not be made publicly available. 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>.

The Council will also need to make sure that the names and full addresses of those making representations can be made available and taken into account by the Inspector. By submitting a representation, you confirm that you agree to this and accept responsibility for your comments. The Planning Inspectorate's privacy statement for local plan examinations is available at <https://www.gov.uk/guidance/local-plans#plans-privacy-statement>.