
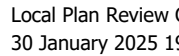


From: 
To: 
Subject: Local Plan Review Consultation Response
Date: 30 January 2025 19:12:31

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Dear West Berkshire Planning and Council

Thank you for the opportunity to respond to the changes suggested by the Government Reviewer of the Local Plan as put forward by West Berkshire Council.

As I live in the east of West Berkshire my comments will be more relevant to the proposals in that area, but any building proposal in West Berkshire should be thoroughly checked out in terms of sustainability, environmental impact, infrastructure, provision for all ages of the population and should adhere to the latest planning designs for prolonged living. All buildings should be incorporating solar panels as standard, whether they are new build, brownfield site redevelopment or just a renovation.

Document Name:
Modification/Change reference no (MM/PMC:

MM25 Pages 63 - 65 Policy SP17

Proposals must demonstrate how the provision of all infrastructure, services, open space and facilities will meet the needs of the development and be delivered in a timely and co-ordinated way across the whole site alongside the phased delivery of residential development.

Taking this into account, all new developments within the LP need to ensure all provision of all infrastructure and services are in place before any planning is approved. This includes the impact new building will have on current infrastructure and any improvements to that need to be completed before planning is approved. Like that we will not end up with a convoy of sewage tankers on 24 hour relay for months to replace a small sewage works, such as we currently have in Woolhampton, since October 2024.

In the Housing trajectory 2023/24 - 40/41 on page 164, the SP17 North East Thatcham is projected to have 1760 homes built in the time of this plan. An agreement has to be made for:

- A. The total number of houses on the plot
- B. The timescale of delivery of the new services, including the Primary Healthcare provision, the early years, primary school, secondary school and SEND provision. And the Indoor facility for sports and community uses. These need to be in place as the new homes are being built, as there is no space within Thatcham to assume an increase in population of this size.

We need to ensure that a surface water drainage strategy will be required for all development in Thatcham and Newbury. We agree that at least 40 per cent of dwellings will be affordable housing, while three per cent will include serviced custom/self-build plots. These must be created under the latest building regulations, incorporating the highest energy efficient, environmental and safeguarding standards available. As such all buildings should have solar panels and batteries as standard from day one.

The Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board, need to be

involved in the primary healthcare provision and all works need to be paid for by the planning applicant/developer.

The whole of the SP17 case needs to be looked at from the view of natural resources - not those you can mine or take away from the soil but - those that create the biodiversity of a place. These fields are the connection point between the Pang Valley and the Kennet Valley, there would no longer be a wildlife corridor. More people = more cars = more wildlife killed on roads as they are squeezed into smaller and smaller places. We've all seen what happens in other countries when wildlife species are squeezed, and we say that's awful and it wouldn't happen here - well it is and the council should take a stand and say it is NOT HAPPENING in WEST BERKSHIRE. All our ancient woodland needs to be preserved, creating buffers for all new building sites and creating no build zones that are adhered to.

MM26 Page 66 Supporting text to policy SP17

*x.xx It is anticipated that approximately half of the site will be set aside as green infrastructure, to serve the new population at North East Thatcham and be retained **in perpetuity**, taking into account the site's location within the setting of the North Wessex Downs National Landscape (AONB). An area, across the north of the site, will provide a buffer between the new development and the existing community of Upper Bucklebury to the north and comprise an extensive area of multi-functional green space, which will protect ancient woodland and areas of ecological value while providing opportunities for informal recreation. In addition, green infrastructure will be provided within the areas of built development. Built development and the green infrastructure buffer should respond to the findings of the LVIA and ensure an appropriate form of development taking into account the constraints of the site, including below ground infrastructure. Areas of isolated development should be avoided.*

How long is in perpetuity? This needs a legal definition and agreed by the public in Thatcham and Upper Bucklebury and the AONB.

Sustainability Appraisal (SA/SEA)

SP17 North East Thatcham Sustainability Appraisal Extract

SA Objective 1: To enable provision of housing to meet identified need in sustainable locations

2(a) There is no evidence that by building these dwellings, the people in them will have a healthy active lifestyle.

2(b) There is no evidence in the LP at all that any increase in dwellings will reduce fear of crime and reduce antisocial behaviour. No proposals have been put forward to address these issues.

2(c) No assessment has taken place, so there is no evidence of anything done to protect the enhancement of high quality multifunctional GI across the District.

SA Objective 2: To improve health, safety and wellbeing and reduce inequalities

4(a) To say that building these dwellings is going to reduce accidents and improve safety is so far fetched. This is the only council I know who takes road surveys after rush hour(s) has finished and does not take into account any small road incident that affects all the roads in the area. How can you propose to put an entrance/exit on Harts Hill Road? This is a very narrow, busy road, with bad visibility and is known having for numerous accidents in the past. This will be a another rat run, and will not improve safety.

SA Objective 5: Ensure that the character and distinctiveness of the natural, built and historic environment is conserved and enhanced

This is totally run roughshod over by this plan. No provision has been made to safeguard biodiversity. If it was, the plan would have dwellings being built on non productive farmland, such as around Chieveley, having access to the M4 and A34, Newbury for the train, as identified by the Council in their

West Berkshire Local Plan Review (LPR) 2022-2039 Schedule of Proposed Main Modifications (MM) - November 2024.

SA Objective 8: To reduce consumption and waste resources and manage their use efficiently

8(a): To reduce energy use and promote the development and use of sustainable /renewable energy technologies, generation and storage - this has been removed from the plan, so it cannot be seen as a positive effect.

8(c): To reduce water consumption and promote reuse - as the infrastructure is supposed to be in place before planning is approved, how can this be measured. Again this is a hope not an outcome.

MM53 Pages 111 Policy SP12 RSA13 and MM44 Pages 95

RSA13 Land north of A4 Bath Road, Woolhampton (Site Ref MID4) to have 16 dwellings. There is no infrastructure in place for these dwellings to be using. There is no safe way for traffic to get onto and off the A4 and no one has consulted with the public on how this will be done. I have raised objections to this site before, and it has been rejected by planning on two occasions. So far there is nothing from the council to say why this should go ahead. The objections raised above are all relevant and should also be included as a response to RSA13.

Thank you for considering my thought and objections.

Kind regards



Mrs Stephanie Molloy

