

From: [REDACTED]
To: [REDACTED]; [Planapps](#); [PlanningPolicy](#)
Subject: Regulation 19 response
Date: 25 February 2023 10:01:11
Attachments: [image489841.png](#)
[image436226.png](#)
[image943824.png](#)
[image549089.png](#)
[image712407.png](#)

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Dear Eric and Bryan,

The Planning and Highways Committee of this Council considered the above matter on Monday 20 February.

The meeting was pleased that the Planning Authority had given reasonable consideration and weight to many of the responses that the Council made to the Regulation 18 Consultation. However, members expressed concerns that the entire Review process was flawed, due to inaccurate information and proposed changes to the National Planning Policy Framework (NPPF).

As notified previously, the meeting resolved that Newbury Town Council supports the motion going to the Extraordinary Meeting of West Berkshire Council on 2 March 2023 and calls on West Berkshire Council to:

- 1) Abandon the consultation on the Local Plan which commenced on the 20th of January 2023, so that all relevant issues can be rectified and/or clarified and thereby avoid the risk of the Local Plan Review submission being dismissed as unsound by the Inspector on the basis of a defective Regulation 19 Consultation: and**
- 2) Undertake a new Regulation 19 Consultation in the future once these omissions and errors have been rectified.**

I was directed to send this resolution to west Berkshire Council.

The meeting considered Policy SP 12 in the LPR “ Approach to housing delivery” and expressed concern that the Brownfield Register and allowances for windfall sites around Newbury were significantly understated in the LPR. This in turn was increasing the allocation of greenfield sites, contrary to guidance and policy in the NPPF. The Committee estimated that there was a shortfall in the region of 500 dwellings including the LRIE site, the lands adjacent to Bayer, the Kennet Centre redevelopment, Mayfield Point, the Magistrates Court and the Phoenix Centre. It was felt that excluding these larger sites and the number of new dwellings they most likely would deliver during the Plan period was unreasonably modest.

The meeting resolved that Newbury Town Council requests that the site allocations in the Newbury Settlement Area in the LPR be reviewed having regard to increased housing supply through the Brownfield sites and in particular the known larger windfall

sites.

The meeting considered Policy SP 16, "Sandleford Strategic Site Allocation" and expressed concerns around the environmental and traffic impacts of the proposals. It was noted that outline planning permission had been granted for 1,000 homes, while SP 16 proposed the delivery of 1,500 dwellings on the lands. It was suggested that if the allocations suggested in the resolution regarding SP 12 above were taken into account, that the additional 500 homes would not be required on this greenfield site.





The meeting resolved that Newbury Town Council opposes the Sandleford West development (an additional 500 homes on the Sandleford strategic site) as Warren Road cannot be used to access these lands.

Please confirm receipt of these responses to the Regulation 19 Consultation.

Kind regards



HUGH PEACOCKE
(He/Him/His)
Chief Executive Officer

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