



**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: planningpolicy@westberks.gov.uk
	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cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.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	█	
First Name*	█	
Last Name*	█	
Job title <i>(where relevant)</i>		
Organisation <i>(where relevant)</i>		
Address* <i>Please include postcode</i>	█	
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):	N/A
--	-----

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	WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039 Proposed Submission January 2023
Modification/Change reference number (MM / PMC)	

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	
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	

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 following statement is made 8 times in the main document
'Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required'

Surely a transport assessment should have been done already to confirm the plan is sound

The following statement is made in the document

'Transport

Measures will be included to improve accessibility by, and encourage use of, non-motorised transport modes. A Transport Strategy will provide detail on how this will be achieved, including: Active travel improvements on routes between the site, Thatcham town centre and the railway station;

A vehicular through route;

Sustainable transport through routes;

Mitigation of the development's impacts on the highways network with improvements to existing junctions where they are needed and delivery of new access points for all forms of movement and transport to the site at locations to be agreed with the planning authority; and How adverse impacts on air quality will be minimised.'

The plan does not indicate how or when this will be achieved.

It also does not indicate how a sustainable transport system will be achieved

The fact is congestion is already a problem moving from East to West and North to South through Newbury/Thatcham as there are no alternative clear routes (other than via the A34/M4 which is not practical for local travel due to access).

Your plan for North East Thatcham for approximately 2,500 homes within the plan period, will only increase this problem, with further congestion around the 'informal Thatcham bypass' of Foral Way/Tull way.

Also exacerbated by the state of the A4 due to its condition (frequent flooding and roadworks which you have not addressed for at least five years) and restrictions in the name of 'traffic calming' on the route between Thatcham and Theale

Before there is any further increase in housing, in the area, a bypass route from the East of Thatcham to the South of Newbury needs to be created (with a railway bridge and not a train crossing) plus an access route East of Thatcham to the M4.

It will also allow access to the main road network for HGV traffic from the large industrial estate, East of Thatcham!

You need to remove the through traffic from the area, as much as possible, which would also give encouragement to use of the cycle/walking ways between the areas.

Traffic calming, down the A4 through to Newbury, isn't working, as there is no other direct access route as outlined above, it just increases the transit time, creating more congestion and increasing local pollution from stationary traffic, until alternative routes as proposed are created, only then will traffic calming help ease the congestion as there will be an alternative?

This of course will also increase the effectiveness of the bus public transport system since currently there are no bus lanes and they have to fight for space with other vehicles, allowing the prospect, when funds/tech becomes available to replace these buses with cleaner transport technology?

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>	
<i>The adoption of the Local Plan Review</i>	

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		Date	29/01/25
------------------	---	-------------	-----------------

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>.