



West Berkshire Local Plan Review 2022-2039
Proposed Submission Representation Form

Ref:

(For official use only)

Please complete online or return this form to:	Online: http://consult.westberks.gov.uk/kse
	By email: planningpolicy@westberks.gov.uk
	By post: Planning Policy, Development and Regulation, Council Offices, Market Street, Newbury, RG14 5LD
Return by:	4:30pm on Friday 3 March 2023

This form has two parts:

- Part A - Your details: need only be completed once
- Part B - Your representation(s): please fill in a separate sheet for each representation you wish to make

PART A: Your Details

Please note the following:

- *We cannot register your representation without your details.*
- *Representations cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.*
- *All information will be sent for examination by an independent inspector*
- *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>*

	Your details	Agent's details (if applicable)
Title:		Mr
First Name:*		Gareth
Last Name:*		Johns
Job title (where relevant):		
Organisation (where relevant):		Pro Vision
Address* Please include postcode:		The Lodge, Highcroft Road, Winchester, SO22 5GU
Email address:*		████████████████████
Telephone number:		01962 677044

*Mandatory field

Part B – Your Representation

Please use a separate sheet for each representation

The accompanying guidance note available at: <https://www.westberks.gov.uk/lpr-proposed-submission-consultation> will assist you in making representations.

*Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change(s) as there will **not normally** be a subsequent opportunity to make further representations, **further submissions will ONLY be at the request of the Inspector, based on the matters and issues they identify for examination.***

Your name or organisation (and client if you are an agent):	Pro Vision obo The Trustees of the Allan Snook Will Trust
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Please indicate which part of the Local Plan Review this representation relates to:

Section/paragraph:	paragraph 4.37
Policy:	Policy SP3: Settlement Hierarchy
Appendix:	
Policies Map:	
Other:	

1. Legally Compliant

Please see the guidance notes for an explanation of what 'legally compliant' means.

Do you consider the Local Plan Review is legally compliant?

Yes

No

Please give reasons for your answer:

2. Soundness

Please see the guidance notes for an explanation of what 'soundness' means.

Do you consider the Local Plan Review is sound?

The soundness of the LPR should be assessed against the following criteria from the National Planning Policy Framework (NPPF)

Please tick all that apply:

NPPF criteria	Yes	No
Positively Prepared: The plan provides a strategy which, as a minimum, seeks to meet the area's objectively assessed need and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development		X
Justified: the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence		X
Effective: the plan is 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		X
Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF		X

Please give reasons for your answer:

Please refer to our accompanying letter for our full representations.

The Council's current approach to 'smaller villages' with a defined settlement boundary seeks to severely restrict any housing growth, such as at Boxford. The Council's approach is flawed and will have serious implications for rural communities, contrary to the aims of national policy.

3. Complies with the Duty to Co-operate

Please see the guidance note for an explanation of what 'Duty to Cooperate' means.

Do you consider the Local Plan Review complies with the Duty to Co-operate?

Yes

No

Please give reasons for your answer:

4. Proposed Changes

Please set out what change(s) you consider necessary to make the Local Plan Review legally compliant or sound, having regard to the tests you have identified above (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this change will make the LPR 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.

Please see accompanying letter for our full representations.

In light of the Council's identified housing shortfall and the need to support the vitality of rural communities, it is considered that those 'smaller villages' with a defined settlement boundary – such as Boxford – could help the Council meet any identified housing shortfall. Alternatively, the Plan could require 'small villages' with a defined settlement boundary to prepare Neighbourhood Plans to allocate sites to deliver reasonable scale growth to enhance their vitality and viability and that can help deliver the aspirations of the community.

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)?

Yes No

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

We wish to appear at the examination to present our evidence and technical information to support these representations

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply:

Tick

The submission of the Local Plan Review for Independent Examination	X
The publication of the report of the Inspector appointed to carry out the examination	X
The adoption of the Local Plan Review	X

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	Gareth Johns	Date	02/03/2023
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Your completed representations must be received by the Council by 4:30pm on Friday 3 March 2023.



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Please indicate which part of the Local Plan Review this representation relates to:

Section/paragraph:	Paragraphs 6.1 to 6.25
Policy:	Policy SP12: Approach to Housing Delivery
Appendix:	
Policies Map:	
Other:	

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Please give reasons for your answer:

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Please tick all that apply:

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

Please give reasons for your answer:

Please see accompanying letter for our full representations.

In summary, it is considered that the level of housing currently proposed is:

- insufficient to support the Government's objective of significantly boosting the supply of housing;
- significantly below the Council's aspirations to achieve and address the affordability problem / affordable housing need within West Berkshire;
- does not take account of potential unmet need from neighbouring authorities (particularly from Reading) given the changes in local housing needs; and
- The buffer is too low, given the level of constraint and variables in the district that affect delivery of new homes, and taking account of the level of available sites in identified in the HELAA.

In addition, there is concern that the Council expected housing supply is not sufficient to meet the minimum LHN and will lead to a significant housing shortfall across the plan period.

3. Complies with the Duty to Co-operate

Please see the guidance note for an explanation of what 'Duty to Cooperate' means.

Do you consider the Local Plan Review complies with the Duty to Co-operate?

Yes

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Please see accompanying letter for our full representations.

In summary, it is considered that West Berkshire’s housing target should be increased to between 564 - 616 dpa (i.e. a 10-20% buffer/uplift to the minimum LHN), which would equate to finding a supply of between 9,588 – 10,472 dwellings up to 2039.

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Yes

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Signature	Gareth Johns	Date	02/03/2023
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Our ref: 50891/GJ

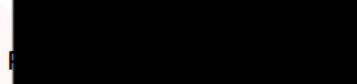
Planning Policy
West Berkshire Council
Council Offices
Market Street
Newbury
Berkshire
RG14 5LD

Submitted via email: planningpolicy@westberks.gov.uk



Dear Sir/Madam

Representations to the Proposed Submission (Regulation 19) West Berkshire Local Plan Review - Land to the south of the Recreation Ground, Boxford



As the Trustees of the Allan Snook Will Trust to submit representations in response to the West Berkshire Council ('the Council') Regulation 19 Consultation on the proposed submission version of the Local Plan Review (LPR) to 2039, herein after referred to as the 'the Plan'.



Background

Specifically, this representation is made in relation to our client's interest at Boxford and 'Land to the south of the Recreation Ground'.

We have previously submitted this site to the Council as part of the 'emerging draft' LPR Consultation concluding in February 2021. The Council's Housing and Economic Land Availability Assessment (HELAA) identifies the site as site ref: BOX1. The site was promoted for residential development of approximately 20 dwellings with a significant area of new green infrastructure, but the HELAA concludes that the site is 'not developable in the next 15 years'.

In summary, having looked at the evidence base behind the LPR, we consider that the proposed housing strategy is flawed and that it is unlikely to deliver as the Council predicts. Furthermore, opportunities - such as identifying growth at the 'smaller villages' with defined settlement boundaries - to identify a more robust delivery strategy have been missed. Therefore, we consider that a number of the aspects of the LPR are unsound and require changes to the Plan. As such, we have provided some recommended changes under each section below.

Housing Requirement



A decision will be made for 8,721 to 9,146 net additional homes for the period 1st April 2023 to 31st March 2039. The target figure of 538 dpa is a 5% uplift on the local housing need (LHN), as calculated using the standard method.



However, it is considered that the level of housing currently proposed is:

- insufficient to support the Government's objective of significantly boosting the supply of housing;
- significantly below the Council's aspirations to achieve and address the affordability problem / affordable housing need within West Berkshire;
- does not take account of potential unmet need from neighbouring authorities (particularly from Reading) given the changes in local housing needs; and
- The buffer is too low, given the level of constraint and variables in the district that affect delivery of new [REDACTED] amount of the level of available sites in identified in the HELAA.

[REDACTED] suggests that West Berkshire's housing target should be increased to between 564 - 616 upa (i.e. a 10 - 20% buffer/uplift to the minimum LHN), which would equate to finding a supply of between 9,588 – 10,472 dwellings up to 2039.

[REDACTED] Council expected housing supply is not sufficient to meet the minimum LHN and will lead to a significant housing shortfall across the plan period due to:

- [REDACTED] 10% non-implementation rate to the 'committed' housing supply where appropriate.
- the over-reliance on a windfall provision, which by its nature is uncertain;
- the need to undertake further evidence to justify the deliverability and viability of NE Thatcham; and
- the unrealistic housing provision/trajectory during the plan period for the strategic allocations at both Sandlesford Park and NE Thatcham.

The level of housing shortfall (potentially around 2,363 - 3,247 dwellings when providing a 10 - 20% buffer to the LHN in accordance with the comments above) is substantial and, therefore, should be addressed through allocations in this Plan rather than any early/immediate review of the Local Plan, which would be to defer difficult, strategic planning decisions rather than demonstrating positive planning now.

As a result, it is concluded that the LPR should be allocating more sites for housing over the plan period that is consistent with the broad spatial strategy.

Development in the Smaller Villages

The National Planning Policy Framework ('the Framework'), at paragraph 79, confirms that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Furthermore, it states that planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. For the reasons set out below, it is not considered that the [REDACTED] Hierarchy, as set out at Policy SP3, allows for this.

Policy SP3, as drafted, notes that, *"Development in smaller settlements with settlement boundaries, and which are not included in the settlement hierarchy, will be delivered in accordance with Policy SP1. Development outside of these settlements, in other rural hamlets and in isolated groups of development will be restricted to that which is appropriate in a rural area as set out in Policy DM1."*

The supporting text, at paragraph 4.37, expands by stating: *"Settlements outside of the settlement hierarchy will deliver additional development but this will be limited to infill or change of use within the settlement where a settlement boundary has been defined, and to rural exception schemes for affordable housing to meet local needs."*

Some limited development is important for the long-term sustainability of rural communities. Outside these settlements, in the countryside, a more restrictive approach to development will be taken as set out in other policies in the LPR.”

Therefore, the Council’s current approach to ‘smaller villages’ with a defined settlement boundary seeks to severely restrict any housing growth, such as at Boxford.

The Council’s approach is flawed and will have serious implications for rural communities, contrary to the aims of [REDACTED] to support the vitality of rural communities since it fails to identify opportunities for these [REDACTED]. The effect of failing to permit any reasonable scale development in these villages is that [REDACTED] will likely rise to levels which create cost barriers for residents and workers. The lack of affordable housing provision will determine who can live in these rural villages contrary to the overarching aim of improving affordability as a key objective of the Plan. Indeed, the Housing Needs Assessment Update (dated, July 2022) prepared by Icenl (on behalf of the Council) demonstrates that within the North Wessex Downs AONB area - [REDACTED] that there is a significant affordable housing need of 152 affordable and social rented [REDACTED] further 160 shared ownership homes. This equates to 46% of the overall need for [REDACTED] homes and 43% of the shared ownership need in the district.

Furthermore, and what the Council have failed to consider, is that many people in fact desire living in rural locations [REDACTED] to provide new housing in such locations is to meet the strategic objective of providing a range of sites to meet the district’s housing needs and aspirations.

The lack of housing growth within villages such as Boxford risks the decline of services and facilities, which inevitably leads to such places falling into a ‘sustainability trap’ and becoming dormant communities. Further, without any investment through development, there is potential to leave these villages without appropriate digital infrastructure which is vital to support modern life in rural communities moving forward.

In the ‘smaller villages’ with defined settlement boundaries, the Council should seek to bring forward opportunities for growth to enhance their vitality and viability and to support the wider rural economy. Specifically, reasonable scale sites can provide a suitable housing mix and variety of tenures to meet local needs. Indeed, these sites may help attract and retain younger residents and provide housing for older residents to downsize and, as a result, potentially free up larger family housing in the village. Younger residents and larger households can generally put more money into the local economy through local shops, pubs and sporting facilities which in turn support older, less mobile residents by keeping facilities local and more accessible.

Furthermore, reasonable scale development in the ‘smaller villages’ with a defined settlement boundary may be able to help rural communities deliver their aspirations for new local infrastructure either by providing a land resource or via S106/CIL contributions.

[REDACTED] may provide very limited small-scale housing growth in these villages. Indeed, there is likely to be little opportunity for any significant housing within the settlement boundary and no delivery of affordable housing.

However, it is concluded that the LPR should be allocating more sites for housing over the plan period that is consistent with the broad spatial strategy, and noting that many available sites in the ‘smaller villages’ with a defined settlement boundary have been overlooked contrary to paragraph 79 of the Framework. In light of the Council’s identified housing shortfall and the need to support the vitality of rural communities, it is considered that those ‘smaller villages’ with a defined settlement boundary – such as Boxford – could help the Council meet any

identified housing shortfall. Alternatively, the Plan could require 'small villages' with a defined settlement boundary to prepare Neighbourhood Plans to allocate sites to deliver reasonable scale growth to enhance their vitality and viability and that can help deliver the aspirations of the community.

Land south of Recreation Ground, Boxford and Site Assessment

In the context of the concerns about the vulnerability of the submitted development strategy, and the obvious remedy to identify a greater yield of new homes from the available sites in the HELAA, we turn to our client's land south of the Recreation Ground, Boxford (HELAA Ref: BOX1').

It concludes that the site is 'not developable within the 15 years'. The Council contend that development would be inappropriate in the context of the existing settlement form and pattern. Furthermore, development would fail to conserve and enhance the AONB. We disagree with this assessment/conclusion for the reasons set out below.

Development Opportunities Plan demonstrates that our client's site in principle could accommodate

The Boxford Parish Plan is in the process of being updated, however the 2008 report noted significant support for affordable housing for young local people and for local elderly people. This can only be secured through the allocation of reasonable scale development at Boxford.

The Development Opportunities Plan demonstrates that the northern part of the site could deliver a significant area of new green infrastructure. The use of this green space is open to further discussion with the Boxford Parish Council but could offer for example: public open space, a community orchard & garden, allotments, wildlife areas, or new children's play equipment (such as a skate park).

The Boxford Parish Plan also comments that the "*the parish is divided and has no social centre*". Furthermore, residents raised that there is a need to improve access from the village to the community facilities at the recreation ground. The development of BOX1 would help to deliver this aspiration by providing an improved pedestrian and cycle link to this 'Community Hub'. In addition, the potential of the site to deliver new green infrastructure provides a unique opportunity to extend this community space to create a green 'social centre' to the village that can be used by all age groups.

Suitability of BOX1

The Council's HELAA document states that the AONB Officer has concerns that any development would create a hard edge to the village which would suburbanise the rural character and impact on the AONB. However, it appears that the Development Opportunities Plan.

Whilst the site and Boxford lie within the AONB, the Development Opportunities Plan demonstrates that the residential development would be located to the south of the site, immediately adjacent existing residential development. The proposed new Green Infrastructure to the north would also provide a transition between the built-up area of the village and the wider landscape. Indeed, it is considered that a landscaping buffer could help to break up views and soften what can be seen of the built development. Notwithstanding the above, the proposed development would strongly relate to the existing settlement pattern and is visually and physically well contained. Therefore, the development of this site would form a logical extension and any built development would be seen in conjunction with the existing residential development to the south and east.

Accordingly, we are of the view that the Council should consider the allocation of BOX1 in the Local Plan Review in accordance with the objectives of paragraph 79 of the Framework and to help strengthen the district's housing supply.

We trust this Statement clearly sets out our client's position at this stage and respectively request that the above is given due consideration as part of the West Berkshire Local Plan Review.

Yours faithfully

[Redacted signature]

GARETH JOHNS BSc (Hons) MSc MRTPI
Associate Director

[Redacted contact information]

[Redacted contact information]

[Redacted contact information]

[Redacted contact information]

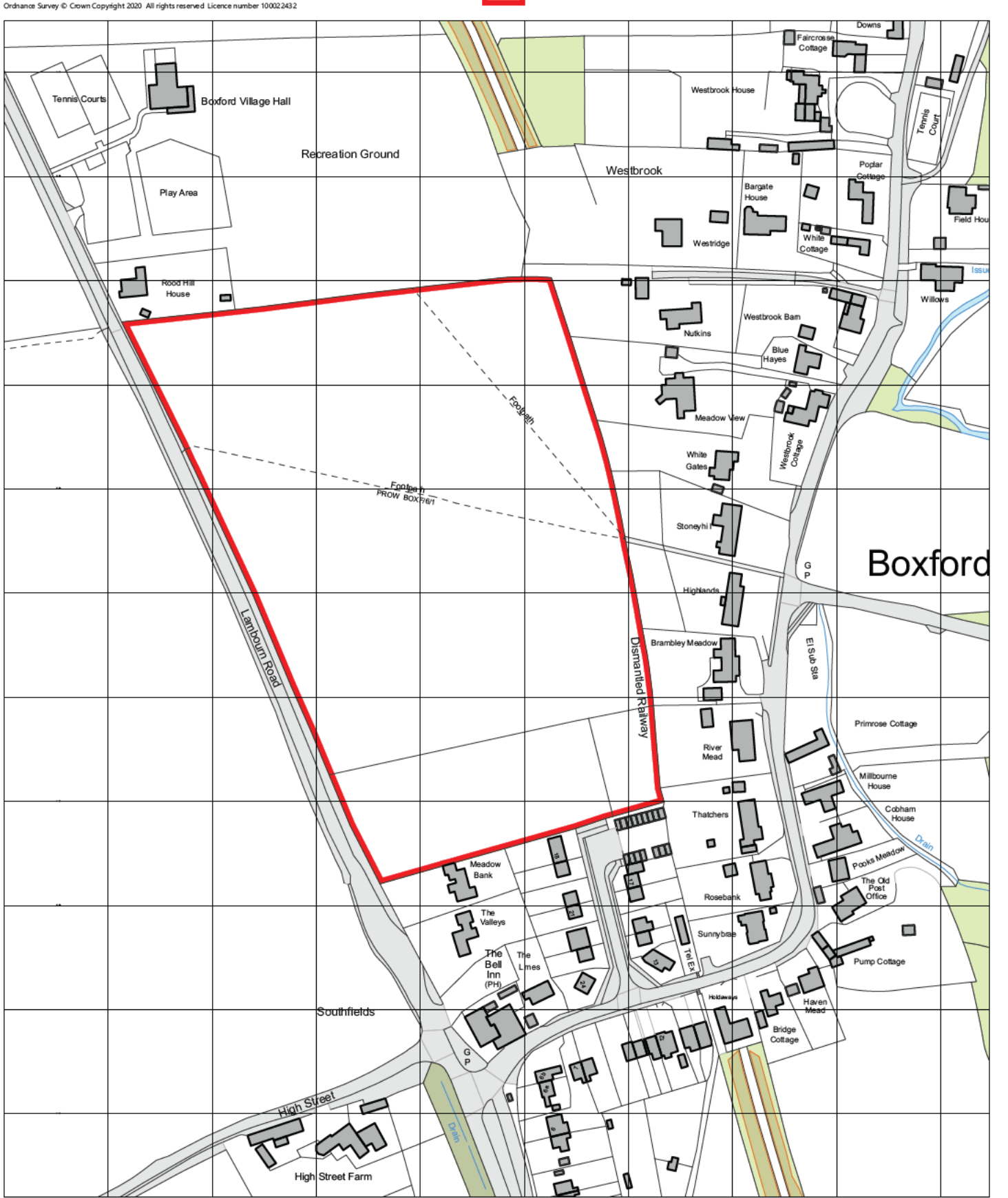
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The plan shown here is for the purpose of identifying the application site only. Whilst reasonable endeavours have been made to ensure the accuracy of the application boundary, in the production of this plan, there may be some discrepancy between the OS data, Topographical Data and Land Title data. We have therefore based this drawing upon the OS data.



 Site Area: 4.9 ha

REV	DATE	AMENDMENTS	DRAWN	CHECKED
#	14/09/20		MH	LB



CLIENT:
The Allan Snook Will Trust

PROJECT:
Land South of Buxford
Recreation Ground

DRAWING:
Site Location Plan

DATE:
September 2020

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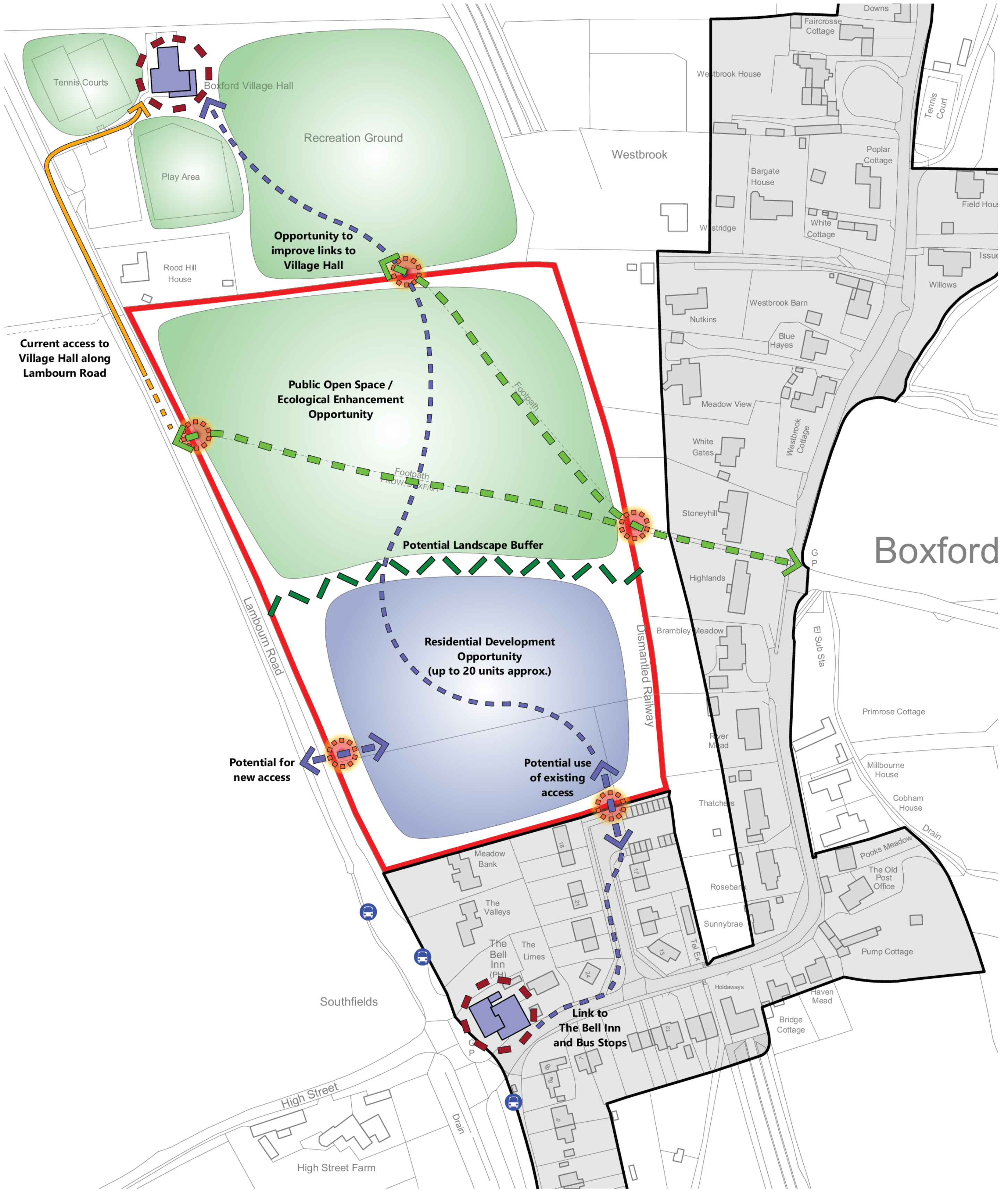
SIZE: A4

JOB NO: 50891

DWG NO: P1-01

REV: #





Boxford

- Site Area: 4.9 ha
- Locally Important Buildings
- Development Opportunity
- Potential for New Links / Access
- Settlement Boundary
- Bus Stop
- Open Space / Recreation
- Existing Footpath Links
- Access Nodes

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REV	DATE	AMENDMENTS	DRAWN	CHECKED

CLIENT:
The Allan Snook Will Trust

PROJECT:
Land South of Boxford Recreation Ground

DRAWING:
Development Opportunities Plan

DATE:
September 2020

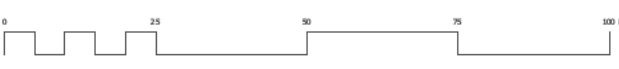
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SIZE: A2 / A4

JOB NO: 50891

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REV: #





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Organisation (where relevant):		Pro Vision
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Email address:*		██████████
Telephone number:		01962 677044

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Please indicate which part of the Local Plan Review this representation relates to:

Section/paragraph:	Paragraph 11.50
Policy:	Policy DM24: Conversion of Existing Redundant or Disused Buildings in the Countryside to Residential Use
Appendix:	
Policies Map:	
Other:	

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Please give reasons for your answer:

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Please see accompanying letter for our full representations.

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)?

Yes No

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

We wish to appear at the examination to present our evidence and technical information to support these representations

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply:

Tick

The submission of the Local Plan Review for Independent Examination	X
The publication of the report of the Inspector appointed to carry out the examination	X
The adoption of the Local Plan Review	X

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	Gareth Johns	Date	02/03/2023
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Your completed representations must be received by the Council by 4:30pm on Friday 3 March 2023.

Our ref: 50890/GJ



West Berkshire Council
Planning Policy
Council Offices
Market Street
Newbury
Berkshire
RG14 5LD

Submitted via email: planningpolicy@westberks.gov.uk



Dear Sir/Madam

Proposed Submission (Regulation 19) West Berkshire Local Plan Review - Policy DM24: Redundant or Disused Buildings in the Countryside to Residential Use

Pro Vision is instructed by The Trustees of the Allan Snook Will Trust to submit representations in response to the West Berkshire Council ('the Council') Regulation 19 Consultation on the proposed submission version of the Local Plan Review (LPR) to 2039, herein after referred to as the 'the Plan'.

Background

Specifically, this representation is made in relation to Policy DM24. The Policy confirms that the conversion of redundant or disused buildings in the 'countryside' to residential use will be supported provided they meet the criteria listed.

This Policy follows a similar content and structure to Policy C4 of the Housing Site Allocations DPD (adopted 2017). Furthermore, the support for conversion of buildings to new homes in the 'countryside' is supported in the National Planning Policy Framework ('the Framework') at paragraph 80 c.

Our client, in principle, supports the inclusion of Policy DM24 in the Plan. However, they have concerns regarding the soundness of some of the specific criteria and wording in the Policy which has the potential to undermine its success in delivery housing in the 'countryside'.

Submissions on the criteria and wording of Policy DM24

The Policy

the criteria (e.g heritage c., amenity e., ecology i.) in the Policy simply require consideration of other Development Plan policies. Therefore, for clarity and ease these should be removed as they are unnecessary duplication. There also appears to be no justification why some matters are included and others

not. For example, there is no criteria/cross reference to policies on highway safety or drainage. Alternatively, the Policy could simply state that any proposal should comply with other relevant policies within the Development Plan.

f. It has no adverse impact on rural character

This criteria is not justified and does not accord with national policy and paragraph 80 c which simply refers to an enhancement of the immediate setting. It cannot be sensibly applied that this is a 'zero harm' policy/criteria - indeed, if it were, any conversion of agricultural buildings to residential use would infringe it. The criteria should be [REDACTED] *the prevailing rural character of the area*'. This should advocate a balanced planning

g. The existing vehicular access is suitable in landscape terms for the use proposed

This criteria goes beyond that required by national policy and is essentially 'double counting' as any harm to the [REDACTED] landscape from the proposal (including its access) would also be considered under [REDACTED] (e.g. [REDACTED]). It is not clear what the Council is trying to achieve with this criteria.

h. The creation of the residential curtilage would not be visually intrusive, have a harmful effect on the rural character of the site, or its setting in the wider landscape; and

Similar comments to criteria f and g. The impact of the curtilage would be considered under criteria f and it cannot sensibly be applied that this is a 'zero harm' policy/criteria. All proposed changes from agriculture to residential use would involve the need to provide amenity space (e.g. garden land) as part of the residential curtilage which would by definition include a degree of harm to the character of the area/landscape.

There will be a presumption against permission being granted for replacement building(s) pursuant to a change to a residential use established under this Policy

This statement is contrary to Section 38(6) of the Planning and Compulsory Purchase Act 2004. This confirms that there may be other material considerations that indicate that a proposal should be determined other than in accordance with the Development Plan. The statement is also vague and ambiguous.

It appears that the Council are concerned that a proposal that accords with this conversion Policy could subsequently be used as a 'fallback' position to support new build development in the countryside. However, there may be circumstances where a new build/replacement proposal, in comparison to a conversion scheme, will have significant benefits and be considered preferable.

As a result, it is considered that rather than seeking to restrict development the Policy could be positively worded [REDACTED] that proposals - where it has been proven that the conversion of the existing building(s) [REDACTED] of Policy DM24 - that deliver an improved and enhanced development.

This approach follows the Government's agenda of promoting and increasing high quality design and paragraph 8 of the Framework that seeks opportunities to secure 'net gains' across the different sustainability objectives, including environmental. The North Wessex Downs AONB Management Plan also supports achieving 'net gains' in landscape character and natural beauty.

Supporting Text

Paragraph 11.50 notes that the Policy applies to all structurally sound buildings, including traditional farmsteads or buildings. The paragraph however goes on to add that the Policy is not intended to encourage the retention of buildings that currently have adverse visual/landscape impact such as large agricultural sheds.

As such, whilst the paragraph notes that the Policy applies to all structurally sound buildings, the Council appear to be implying that traditional and historic farm buildings are more likely to be considered acceptable for conversion than 'modern' large agricultural sheds. The Council's approach is unsound as it is not justified to make any such distinction or assume that all 'large agricultural sheds' are not appropriate for conversion to residential use. This text therefore may influence the decision-makers assessment of these types of buildings when considered against the criteria in the Policy.

It is considered that this last sentence in the supporting text should be removed as each case should be considered on its merits by the appropriate evidence e.g structural survey.

Policy DM24

Accordingly, the Council's approach to conversion of existing buildings in the countryside to residential use does not meet the soundness tests for soundness: justified or consistent with national Policy and paragraph 80 c. The Policy is not clearly written with issues muddled between criteria and repetition of other policies that may only be relevant in some circumstances. As such, the Policy as currently worded is likely to lead to uncertainty in decision-making.

For the Policy to be sound it is recommended that the following changes are made:

Policy DM24

Conversion of Existing Redundant or Disused Buildings in the Countryside to Residential Use

The conversion of existing redundant or disused buildings in the countryside to residential use will be supported provided that the following criteria are satisfied:

- a. The proposal involves a building that is structurally sound and capable of conversion without substantial rebuilding, extension or alteration;*
 - b. The applicant can prove the building is genuinely redundant or disused;*
 - c. ~~Any internal and external changes do not harm the significance of a heritage asset in accordance with Policies SP9 and DM12;~~*
 - d. ~~The proposal retains the character, fabric and distinctive features of the building and uses materials whose materials are an essential part of the character of the building and locality;~~*
 - e. ~~The site and location is suitable for residential use and gives a satisfactory level of amenity for occupants;~~*
 - f. ~~It has no adverse impact on~~ **seeks to respect the prevailing rural character of the area;***
 - g. ~~The existing vehicular access is suitable in landscape terms for the use proposed;~~*
 - h. ~~The creation of the residential curtilage would not be visually intrusive, have a harmful effect on the rural character of the site, or its setting in the wider landscape; and~~*
 - i. ~~The impact on any protected species is assessed and appropriate avoidance and mitigation measures are implemented to ensure any protected species are not adversely affected.~~*
- [new criteria] accords with other relevant policies in the Development Plan (e.g on heritage, amenity and ecology)*

~~There will be a presumption against permission being granted for replacement building(s) pursuant to a change to a residential use established under this Policy.~~

There is a presumption in favour of the conversion of existing buildings in the countryside to residential use in accordance with the above criteria unless there are clear benefits for doing otherwise (e.g a new build/replacement proposal) when considered against other policies in the Plan. For example, this may include [but not limited to]: enhancement to the setting of heritage assets and the landscape/character of the area; energy efficiency gains; remediation of contamination or reducing flood risk.

[Redacted]

...y sets out our client's position at this stage and respectfully request that the above part of the West Berkshire Local Plan Review.

Yours faithfully

[Redacted Signature]

GARETH JOHNS BSc (Hons) MSc MRTPI
Associate Director

[Redacted]

[Redacted]

[Redacted]


West Berkshire Local Plan Review 2022-2039
Proposed Submission Representation Form
Ref:
(For official use only)

Please complete online or return this form to:	Online: http://consult.westberks.gov.uk/kse
	By email: planningpolicy@westberks.gov.uk
	By post: Planning Policy, Development and Regulation, Council Offices, Market Street, Newbury, RG14 5LD
Return by:	4:30pm on Friday 3 March 2023

This form has two parts:

- Part A - Your details: need only be completed once
- Part B - Your representation(s): please fill in a separate sheet for each representation you wish to make

PART A: Your Details

Please note the following:

- *We cannot register your representation without your details.*
- *Representations cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.*
- *All information will be sent for examination by an independent inspector*
- *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>*

	Your details	Agent's details (if applicable)
Title:		Mr
First Name:*		Gareth
Last Name:*		Johns
Job title (where relevant):		
Organisation (where relevant):		Pro Vision
Address* <i>Please include postcode:</i>		The Lodge, Highcroft Road, Winchester, SO22 5GU
Email address:*		████████████████████
Telephone number:		01962 677044

*Mandatory field

Part B – Your Representation

Please use a separate sheet for each representation

The accompanying guidance note available at: <https://www.westberks.gov.uk/lpr-proposed-submission-consultation> will assist you in making representations.

*Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change(s) as there will **not normally** be a subsequent opportunity to make further representations, **further submissions will ONLY be at the request of the Inspector, based on the matters and issues they identify for examination.***

Your name or organisation (and client if you are an agent):	Pro Vision obo The Trustees of the Allan Snook Will Trust
---	---

Please indicate which part of the Local Plan Review this representation relates to:

Section/paragraph:	
Policy:	
Appendix:	Appendix 2: Settlement Boundary Review
Policies Map:	
Other:	

1. Legally Compliant

Please see the guidance notes for an explanation of what 'legally compliant' means.

Do you consider the Local Plan Review is legally compliant?

Yes

No

Please give reasons for your answer:

2. Soundness

Please see the guidance notes for an explanation of what 'soundness' means.

Do you consider the Local Plan Review is sound?

The soundness of the LPR should be assessed against the following criteria from the National Planning Policy Framework (NPPF)

Please tick all that apply:

NPPF criteria	Yes	No
Positively Prepared: The plan provides a strategy which, as a minimum, seeks to meet the area's objectively assessed need and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development		X
Justified: the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence		X
Effective: the plan is 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		X
Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF		X

Please give reasons for your answer:

Please see accompanying statement for our full representations.

The Council's decision to not take forward the amendment to the settlement boundary at 'land north of Laburnum Cottages, Boxford' is flawed.

3. Complies with the Duty to Co-operate

Please see the guidance note for an explanation of what 'Duty to Cooperate' means.

Do you consider the Local Plan Review complies with the Duty to Co-operate?

Yes

No

Please give reasons for your answer:

4. Proposed Changes

Please set out what change(s) you consider necessary to make the Local Plan Review legally compliant or sound, having regard to the tests you have identified above (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).

You will need to say why this change will make the LPR 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.

Please see accompanying statement for our full representations.

There is a need to significantly increase the supply of housing in West Berkshire. As such, we are of the view that the Council should re-consider 'land to the north of Laburnum Cottages' for inclusion in the settlement boundary of Boxford and other sites to help ensure that the Council meets it's housing target.

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)?

Yes

No

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

We wish to appear at the examination to present our evidence and technical information to support these representations

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

6. Notification of Progress of the Local Plan Review

Do you wish to be notified of any of the following?

Please tick all that apply:

Tick

The submission of the Local Plan Review for Independent Examination	X
The publication of the report of the Inspector appointed to carry out the examination	X
The adoption of the Local Plan Review	X

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	Gareth Johns	Date	02/03/2023
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Your completed representations must be received by the Council by 4:30pm on Friday 3 March 2023.



Our ref: 50891/GJ

Planning Policy
West Berkshire Council
Council Offices
Market Street
Newbury
Berkshire
RG14 5LD

Submitted via email: planningpolicy@westberks.gov.uk



Dear Sir/Madam



Proposed Submission (Regulation 19) West Berkshire Local Plan Review - Settlement

Pro Vision is instructed by The Trustees of the Allan Snook Will Trust to submit representations in response to the West Berkshire Council ('the Council') Regulation 19 Consultation on the proposed submission version of the Local Plan Review (LPR) to 2029, herein after referred to as the 'the Plan'.



Background

Specifically, this representation is made in relation to our client's land interests at Boxford, particularly 'Land to the north of Laburnum Cottages' and 'Land to the west of Westbrook Cottage'.

We have previously submitted to the Council a proposed amendment to the settlement boundary to the north of Boxford – to include the 'land to the north of Laburnum cottages' - as part of the 'emerging draft' LPR Consultation concluding in February 2021.

The Settlement Boundary Background Paper (December 2022) demonstrates that the Council suggested inclusion of this land within the settlement boundary (amongst other minor changes) at Boxford – see Map 6 'consultation with town/parish councils', dated March 2021. However, following the consultation with the Parish and their objection, the settlement boundary was revised to exclude our client's site – see Map 6 'proposed submission', dated December 2022. We disagree with this revised assessment/conclusion for the reasons set out below.

Housing Delivery

[Redacted] a number of matters (e.g affordability, boosting supply etc.) that indicate that the [Redacted] lawed and there is justification to increase the housing requirement. Furthermore, the Council's current housing supply would fail to meet the LHN, particularly due to reliance on windfall sites and the strategic allocations.



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As such, the settlement boundary review provides an opportunity to proactively identify small-scale/infill sites to boost supply and to help ensure that the Council meets its housing target.

Submissions to Settlement Boundary Review

'Land to the north of Laburnum Cottages'

Boxford Parish Council strongly objected to the inclusion of 'land to the north of Laburnum Cottages'. The Parish, [REDACTED] Settlement Boundary Background Paper, contend that the site would be an extension to the [REDACTED]. Further, that the site is not either functionally or physically or visually related to the [REDACTED].

Contrary to the Parish Council's assessment, the site has a contiguous link with existing dwellings to the south, north, and east. In addition, beyond the road to the west lies further residential development. The land is visually [REDACTED] wider countryside and landscape and would be seen in the context of the existing [REDACTED] built-up area of the village running along the road.

The land is also within the boundary of the Boxford Conservation Area, which further demonstrates that it is functionally related to the existing built up area of the village. The merits for including the site within the settlement [REDACTED].

The Council in response to the Parish comments explain that they wanted to *"explore the potential for including the site as a single plot or other similar small scale development opportunity which would provide an infill or rounding off opportunity that is physically, functionally and visually related to the existing built up area"*. Further, the Council acknowledge that *"an extension on this side of the road would therefore present a good 'rounding off opportunity'"*. However, they conclude that given the Parish's strong views, the settlement boundary would not be revised to include this site.

The Council's decision to not take forward this amendment to the settlement boundary is clearly not justified. The Officers professional planning assessment is that the proposed extension to the settlement boundary meets the criteria for inclusion in the settlement boundary. However, the Parish Council's views take precedence over this professional assessment.

As a result, and noting that there is a need to significantly increase the supply of housing in West Berkshire, we are of the view that the Council should re-consider 'land to the north of Laburnum Cottages' for inclusion in the settlement boundary of Boxford – and it would be hard to imagine a more suitable site than this for a small infill development in the settlement boundary.

[REDACTED] Cottage

With the need to significantly boost supply of housing in West Berkshire, our client notes that the following land in their ownership is also available for inclusion in the settlement boundary of Boxford.

[REDACTED]
Similarly, the land is visually well contained from the wider countryside and landscape and would be seen in the context of the existing residential dwellings and built-up area of the village.

As such, there is potential to include this land within a revised settlement boundary to accommodate a small-scale infill development. Further, it clearly follows the Council’s criteria for land uses to include within the revised settlement boundaries.

The suggested further amendment to the Boxford settlement boundary is shown below at Figure 1:



Figure 1. Suggested further amendment to settlement boundary at Boxford.

Summary

It is considered that the Council should actively seek to identify opportunities to amend the settlement boundaries to deliver small-scale sites, alongside allocations, to meet the Council’s housing target.

Accordingly, we are of the view that the Council should re-consider the inclusion of ‘land to the north of Laburnum Cottages’ within the settlement boundary at Boxford, in addition to other land/plots that have been not previously considered in suitable locations such as ‘land to the west of Westbrook Cottage’.

We trust this Statement clearly sets out our client’s position at this stage and respectfully request that the above is given due consideration as part of the West Berkshire Local Plan Review.

Yours faithfully

[Redacted signature]

GARETH JOHNS BSc (Hons) MSc MRTPI
Associate Director

[Redacted contact information]