


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cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.*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:		
First Name:*		Steven
Last Name:*		Sensecall
Job title (where relevant):		Partner
Organisation (where relevant):		Carter Jonas
Address* <i>Please include postcode:</i>		Mayfield House 256 Banbury Road Oxford OX2 7DE
Email address:*		████████████████████████████████████████
Telephone number:		

*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):	Steven Sensecall, Carter Jonas on behalf of the Trustees of the Frank Wallis Estate
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Please indicate which part of the Local Plan Review this representation relates to:

Section/paragraph:	
Policy:	<ul style="list-style-type: none"> • Plan Period • SP1 Spatial Strategy • SP3 Settlement Hierarchy • SP12 Approach to Housing Delivery • SP13 Site Allocated for Residential and Mixed-Use Development in Newbury and Thatcham • DM2 Separation of Settlements around Newbury and Thatcham
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

 Yes

No

Please give reasons for your answer:

Local Plan Review complies with Sections 19 and 20 of the Planning and Compulsory Purchase Act 2004 (as amended)

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 attached.

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:

Please see attached.

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 attached.

5. Independent Examination

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

Yes

Yes

No

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

Attendance is required at the examination to enable explanation of stance, participation in the discussions and to answer questions posed by the Inspector.

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

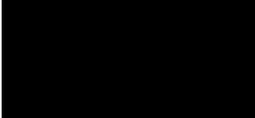
Do you wish to be notified of any of the following?

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		Date	3rd March 2023
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Your completed representations must be received by the Council by 4:30pm on Friday 3 March 2023.

St. Catherine's Court
Berkeley Place
Bristol
BS8 1BQ

T: 0117 922 1222

F:

Your ref:

Our ref:

[REDACTED]
[REDACTED]
Planning Policy Team
West Berkshire Council
Market Street
Newbury RG14 5LLD

By Email Only

3rd March 2023

Dear [REDACTED]

WEST BERKSHIRE LOCAL PLAN REVIEW 2022 TO 2039 PROPOSED SUBMISSION REGULATION 19 CONSULTATION – REPRESENTATIONS

On behalf of our clients, The Trustees of the Frank Wallis Estate, we provide below our representations to the West Berkshire Local Plan Review (LPR) 2022 to 2039 Regulation 19 Proposed Submission consultation. Our clients are the freehold owners of land east of Waller Drive, Newbury as annotated on the plan contained in the appended Vision Document.

Representations have been submitted to the Local Plan at various stages setting out development proposals for the land east of Waller Drive, Newbury which could be achieved over the plan period. In addition, the wider site has been put forward for assessment by West Berkshire Council in the Housing and Economic Land Availability Assessment. Most recently representation was submitted to the Local Plan Regulation 18 stage 2 consultation in February 2021. A number of general points were made to the draft document and are summarised below as they inform our response to the current Regulation 19 Proposed Submission document:

- Commentary about the plan's approach to housing delivery and supply and that the unambitious scale of growth fails to meet the identified housing need;
- General support for the focus of growth towards the sustainable locations of Newbury and Thatcham;
- Policy compliant development on land east of Waller Drive, Newbury.

A predicament in responding to the current draft (Regulation 19) Plan is the proposed change in Government policy with the publication of the proposed Revised Framework in December 2022 to replace the July 2021 document in line with the requirements of the "Levelling Up and Regeneration Bill: reforms to national planning policy". Annex 1 of the Revised Framework suggests that the Revised Framework is a material consideration from the date of its publication (paragraph 221), specifically for the consideration of planning applications.

Transitional arrangements are set out for the purpose of examining plans (paragraph 225), which confirm that for the purposes of the tests of soundness in paragraph 35, and the policy on renewable and low carbon energy and heat in plans in Paragraph 156, these policies apply only to plans that have not reached Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (pre-submission) stage, or that reach this stage within three months of the publication of the version. Therefore,

the West Berkshire Local Plan will be considered for the purposes of soundness against the July 2021 version of the NPPF.

In responding to the current Regulation 19 consultation document reference is made to the requirement to assess whether the planning document has been prepared in accordance with the legal and procedural requirements and whether it is “sound” having regard to the provisions of paragraph 35, namely:

- A) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs and is informed by agreement 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;
- B) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- C) **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
- D) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

Plans are required to set out strategic policies (NPPF paragraph 20) to address the priorities for development and use of land within the area, setting out an overall strategy for the patterns, scale and quality of development and make sufficient provision for housing and other development, with infrastructure to support it. NPPF paragraph 22 specifically states that such strategic policies should look ahead over a minimum period of 15 years from the date of adoption to plan for and anticipate long term requirements and opportunities. NPPF paragraph 23 outlines that such strategic policies should set out a clear strategy for bringing sufficient land forward to address objectively assessed need over the Plan period and should include planning for and allocating sufficient sites.

In considering the soundness of the Publication draft document, the following sets out our comments in relation to the Plan generally and then to the land east of Waller Drive, Newbury specifically. Overall, it is considered that the Local Plan Review is legally compliant as it complies with Sections 19 and 20 of the Planning and Compulsory Act 2004 (as amended)

Regulation 19 Commentary – Plan Period

Legally compliant	Yes	Positively prepared	No
Sound	No	Justified	No
Compliant with the duty to cooperate	No	Effective	No
		Compliant with national policy	No

Requirements in the NPPF seek a minimum 15-year period from the date of adoption. For a number of reasons, including resourcing in the authority and the availability of examining Inspectors, we are of the view that the Local Plan is unlikely to be adopted before the end of 2024 and that the proposed September 2024 adoption date in the Council’s January 2023 Local Development Scheme is optimistic. Therefore, to ensure the plan period is consistent with national policy, it would be prudent for the Local Plan to seek an end date of 31st March 2040 and the strategic policies including housing requirement and Vision adjusted to this date accordingly.

It is considered that the draft Plan is not sound as it will not cover a minimum 15-year period from the date of adoption. Carter Jonas would therefore strongly urge the Council to review its position before proceeding with submission of the Local Plan Review for examination to review the economic and housing growth holistically and over an extended Plan period to ensure that this review of the Local Plan is found sound and delivers the required jobs and housing for its residents.

Vision and Strategic Objectives

Carter Jonas generally supports the proposed Vision and Strategic Objectives of the Local Plan Review and considers that an additional allocation for residential development east of Waller Drive, Newbury will help realise the Plan’s strategic objectives by:

- Mitigating and adapting to the effects of climate change
- Providing a range of sites to ensure that the district’s housing need and aspirations are met by providing a range of market, affordable and specialist housing types, tenures and sizes in appropriate and sustainable locations
- Providing sustainable development of high quality design, construction and efficiency contributing to an attractive, safe and accessible environment for all
- Supporting a strong, diverse and sustainable economy during construction and occupation
- Helping to enhance the vitality and viability of Newbury through the increased population
- Conserving and enhancing the local distinctive character, identity, significance and special interest of the built, historic and natural environment through sympathetic and complimentary development establishing new public rights of way and play space
- Providing appropriate landscape led development outside the AONB delivering wider environmental, economic and social benefits
- Enhancing and contributing to West Berkshire’s strong network of multi-functional green infrastructure providing health and environmental benefits and enhancing the overall quality of life of sustainable communities
- Promoting low emission transport choices including active travel and enhancing of cycle networks
- Contributing to reasonable infrastructure enhancements where necessary to support the development.

Policy SP1 Spatial Strategy

Legally compliant	Yes	Positively prepared	No
Sound	No	Justified	Yes
Compliant with the duty to cooperate	No	Effective	No
		Compliant with national policy	Yes

We continue to support the Council’s spatial strategy and agree that the focus of development should be at the sustainable top tier Urban Areas of Newbury and Thatcham. The main urban areas of Newbury and Thatcham contain a wide range of services and opportunities for employment, community and education that serve a large catchment area with good levels of accessibility and frequent public transport provision. Regeneration and expansion of these settlements therefore accords with the Framework.

Owing to Newbury and Thatcham’s sustainability criteria, and that “*Newbury will be a focus for housing development*” and “*Thatcham will be a focus for regeneration*”, it is therefore surprising that there are not more allocations proposed at Newbury and Thatcham. Currently, there is an over-reliance on two large

strategic sites, (one of which has been carried forward from the Core Strategy (2012)) which will require at least the 17-year plan period and beyond to be delivered. Furthermore, it is noted that the smaller proposed residential allocations around Newbury and Thatcham have been carried forward from West Berkshire’s Housing Site Allocations Development Plan Document (DPD) which was adopted in 2017, 6 years ago.

Generally, of the 23 proposed residential allocations across the district, 14 (60%) have been brought forward from the Housing Site Allocations DPD of 2017 as they have yet to be delivered. Additionally, the housing trajectory suggests that despite the long-standing allocations, several of the carried forward sites are unlikely to start to provide homes until after 2027, such as sites RSA1, RSA8, RSA9, RSA14, RSA18, RSA21. Furthermore, of the proposed new residential allocations none of which are anticipated to provide a source of housing supply in the first five years of the plan, with the trajectory confirming housing delivery after 2027. This analysis suggests that additional sites need to be found to ensure that there is housing delivery in the early phases of the plan and to ensure that the plan is positively prepared.

It is considered that there should be flexibility in relation to development outside but adjacent to settlement boundaries in sustainable locations at Urban Areas and that development in these locations should not be restricted and treated as open countryside. Sites adjacent to settlement boundaries at Urban Areas should be considered as a flexible opportunity for sustainable development to bolster historic allocations, such as Sandlesford Park or Lynch Lane, Lambourn, which fail to deliver in a timely fashion.

Whilst the Spatial Strategy **Policy SP1** is generally supported, it is considered that several of the proposed residential allocations conflict with the policy in relation to “*optimising the density of development to make the best use of land*”. Whilst landscape impact is an important consideration for the design and density of a scheme, policy wording recommending low density development on proposed allocations at Theale and Chieveley (Policies RSA10, RSA11 and RSA17) are considered contrary to draft Policy SP1 as the density and ultimate capacity of a site should be determined during the course of planning application preparation and determination.

Policy SP3 Settlement Hierarchy

Legally compliant	Yes	Positively prepared	No
Sound	No	Justified	Yes
Compliant with the duty to cooperate	No	Effective	No
		Compliant with national policy	Yes

The purpose of the settlement hierarchy is to ensure that new development planned through the Plan period is directed to the more sustainable settlements. Focussing development at the largest settlements and on previously developed sites is supported (Draft **Policy SP3** Settlement Hierarchy). However, the majority of the proposed site allocations are on greenfield sites. Furthermore, the West Berkshire Brownfield Register December 2022 update demonstrates that the majority of sites on the register have been redeveloped and only an additional 4 sites have come forward as a result of the recent call for sites process.

Additionally, of those few sites on the Brownfield register that have historically benefitted from planning permission, several have let the consent lapse suggesting that the sites are either no longer viable for the proposed redevelopment or are no longer available. It is therefore considered that the reliance on windfall sites to deliver 1,949 dwellings over the plan period is optimistic and that further residential allocations are required to replenish some of the assumed supply from this source.

It is also noted that draft **Policy SP3** anticipates that Neighbourhood Plans will assist in allocating sites for residential development and that 80 dwellings are anticipated to come forward through this process (draft **Policy SP12** Approach to Housing Delivery). However, of the 9 designated neighbourhood plan areas since

2015, slow progress has been made and only 2 have been “made”. Of those 9 with designated areas, only 2 neighbourhood plans are proposing to make site allocations for the 80 dwellings. It is therefore concluded that additional sustainably located sites, such as land east of Waller Drive, Newbury, should be allocated for residential development to ensure that the identified housing need is met as there appears to be little appetite for providing additional residential growth through the designated neighbourhood plan areas.

Policy SP12 Approach to Housing Delivery

Legally compliant	Yes	Positively prepared	No
Sound	No	Justified	No
Compliant with the duty to cooperate	No	Effective	No
		Compliant with national policy	Yes

We welcome the Council’s decision not to include demolitions or empty homes as contributing in some form to the housing supply, given that neither will be a significant source. However, concern is raised with the assumption of 1,949 dwellings coming from windfalls. Carter Jonas advocate that windfalls should not be included as a source of supply and should be seen as a bonus over the plan period as part of the Government’s policy to substantially boost the supply of housing. Furthermore, it is considered that the Council’s calculation for the windfall allowance is skewed owing to the long-term average period that has been used to inform the allowance. While there is evidence to support a small site windfall allowance, the calculation should be reduced to be more realistic of housing delivery from this source.

Table 2 and paragraph 6.21 onwards of the Local Plan Review identifies the sources of supply to suggest that the overall cumulative total requirement is 9,146 dwellings and that there is an existing supply of 7,337 dwellings requiring a further 1,809 dwellings to be found. Policies SP13-15 provide additional housing supply on newly allocated sites of 1,720 dwellings (including the North East Thatcham allocation for approximately 1,500 dwellings) to be delivered within the plan period. Owing to the scale of the strategic allocations, the delivery rates from these sites will not materialise until the second half of the plan period. In the absence of a buffer for the possibility that windfalls may not arise, or extant permissions are not delivered, the housing requirement will not be met. This does not represent positive planning and is therefore unsound.

Additionally, there is a concern that the authority’s housing land supply will be on the cusp of five years at the time of the plan’s adoption. In order to provide a more robust housing land supply in the early part of the plan period the Council should reconsider the sources of housing land supply and include more small and medium sized sites in the plan. This would assist in ensuring that the plan complies with NPPF paragraph 69 in that 10% of the housing requirement is delivered on identified sites of less than one hectare. Currently it is unclear whether the NPPF’s requirement has been achieved therefore it is recommended that further residential allocations are made to ensure a more certain 5-year housing land supply exists on plan adoption.

Unmet housing needs

Furthermore, it is noted that Reading Borough Council have identified a shortfall of 230 dwellings that is anticipated to arise in the latter part of their current Local Plan period (the plan considers the period through to 2036) and it is understood that the shortfall was calculated against the now dated Berkshire Strategic Housing Market Assessment of February 2016. The agreed Statement of Common Ground with the local authorities that make up the Western Berkshire Housing Market Area (Bracknell Forest, Reading, West Berkshire and Wokingham) for the purposes of local plan making recognises the principle that Reading’s need should be met within the West Berkshire area. Reading have identified that a 5-year review is required

by 2024 and that it will need to consider how to deal with the housing needs generated by the standard methodology. The West Berkshire Housing Background paper confirms that:

“Though the principle of meeting any unmet need within the HMA is accepted, the distribution of that unmet need within the HMA has not been agreed and will be subject to further review, through the plan-making process, before the need arises.” (Para 2.24 Housing Background Paper January 2023)

Whilst the draft Local Plan Review reiterates NPPF Paragraph 61 that *“In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for”* the housing provision of between 513 (local housing need) and 538 dwellings (local housing need plus 5% buffer as required by NPPF Paragraph 74) does not include for Reading’s unmet need. It is therefore recommended that the housing number provision over the plan period should be between 528 and 554 dwellings per annum, 8,976 to 9,418 dwellings for the period 1st April 2022 to 31st March 2039.

Whilst it is proposed that consideration of addressing Reading’s housing shortfall will not take place until a future time, provision should be made now in the West Berkshire Local Plan Review to ensure that additional sites are planned for to meet this identified future need. West Berkshire’s approach is contrary to NPPG paragraph 2a-010-20201216 as, in the knowledge of Reading’s need, to ensure the plan is positively prepared, there should be provision in the West Berkshire Local Plan Review now to meet that need. Not allocating sites for Reading’s need now renders the duty to cooperate futile as the cooperation has not resulted in a positively prepared plan with an effective outcome, i.e., accommodating Reading’s housing shortfall. In addition, by deferring the allocation of sites to address Reading’s unmet need renders the plan ineffective.

Additionally, Carter Jonas would suggest that a buffer of additional sites is applied so that sufficient flexibility is included into the Plan to ensure the housing requirement and the economic aspirations of the plan can be met. The use of such a buffer is two-fold: a) to conform to national policy the housing requirement should be identified as a minimum (to ensure a boost in supply and to represent positive planning) it is prudent therefore for the Plan to seek to exceed that target; and b) a buffer will provide a balance against non-delivery or under delivery. It is considered therefore that the Plan should identify more sites.

It is evident from the Housing Trajectory 2022/23 – 2038/39 (Housing Background Paper January 2023) that there is a significant shortfall anticipated in housing completions for the year 2026/27 owing to the lag for the strategic allocations to come through. Whilst there is an assumed recovery in completions for the period 2027 – 2032 anticipated to meet the housing requirement of 538 dwellings per annum (Local Housing Need 513 dwellings per annum plus NPPF required 5% buffer), it is noted that after 2032 the Council does not anticipate meeting its housing requirement for the remainder of the plan period. Furthermore, after 2036/37, the housing trajectory suggests that both the Plan’s overall housing requirement and the annual requirement, which takes into consideration past / projected completions, will not be met. It is therefore considered that the Plan is unsound as it has not been positively prepared for the plan period.

Advice from the Local Plan Expert Group recommends that a buffer of allocated sites should be set to around 20%. Therefore, the Plan as drafted should include for new residential allocations for at least around 2,171 dwellings over the plan period to ensure the housing requirement is met. This equates to a minimum of 646 dwellings per annum, against the 538 dwelling identified figure. If Reading’s unmet need were included in the additional 20% calculation and spread across the plan period, the annual housing requirement would amount to 662 dwellings per annum.

It is encouraging that the Council have responded to concerns raised at North East Thatcham (**Policy SP17** North East Thatcham Strategic Site Allocation) in relation to environmental and highways impacts and given more consideration to the draft allocation by reducing the proposal from 2,500 dwellings at the Regulation 18 stage down to 1,500 dwellings at Regulation 19. However, the draft policy’s supporting text suggests that further detailed studies need to be undertaken, including landscape and visual impact assessment in relation

to potential impact on the AONB, suggesting that the site’s capacity could be further reduced in this sensitive location through refined detailed assessment.

In order for the assessed housing need over the Plan period to be fully realised it is recommended that additional residential sites are allocated to make up the likely shortfall created by this additional refinement. Whilst acknowledged by the SA (page 38), “the [reduced] scale of the site will mean that more additional sites will need to be allocated across the district”. However, as the standard method illustrates a decreasing population, additional residential allocations have not been made.

The district’s decreasing population could be seen as an indicator that, owing to the district’s house prices being higher than the average for England, people are choosing to live where it is more affordable elsewhere. This is likely to have an economic impact on the district through the inevitable ‘brain drain’ and the ever-increasing aging population of the district due to the authority’s inability to retain the younger generations.

In the absence of these additional technical studies and the time required to obtain a deliverable planning consent, it is unlikely that the 1,500 dwellings at North East Thatcham will be provided in the plan period. Therefore, additional sites should be allocated now to ensure that the Council’s housing need is met in full over the lifetime of the Plan.

It is noted that the evidence base for assessing the local housing need and demand consists of the Berkshire (including South Bucks) Strategic Housing Market Assessment (2016) and a slightly more recent sensitivity report of March 2018. The 2016 SHMA considered that the local housing need requirement was for an average of 665 new dwellings a year for the period 2013 to 2036 which was reduced by the 2018 sensitivity report to 600 dwellings per annum.

Whilst the Local Housing Need Assessment is the starting point for plan-making, there may be circumstances where the Council must plan for a higher level of housing needs. The NPPG confirms at paragraph 2a-024-20190220 that “An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes.” The Council’s evidence indicates that there is a need for at least 330 affordable and social rented homes per annum, which is approximately 60% of the council’s housing requirement. Owing to the majority of the affordable homes being delivered through the allocation of market housing there is justification for a higher housing requirement.

Policy SP13 Sites allocated for residential and mixed-use development in Newbury and Thatcham

Legally compliant	Yes	Positively prepared	No
Sound	No	Justified	No
Compliant with the duty to cooperate	No	Effective	No
		Compliant with national policy	Yes

Owing to the anticipated shortfall in housing delivery requiring the need for additional allocations, it is considered that an additional allocation of land to the east of Waller Drive, Newbury should be included in this policy. As demonstrated in the appended Vision document, this sustainably located site could accommodate up to approximately 350 dwellings and associated public open space. Land to the south of Turnpike Road by the hospital is available for commercial or specialist residential purposes.

Suggested Modification: Additional Residential Allocation - Land East of Waller Drive, Newbury

The land East of Waller Drive, Newbury provides an opportunity for sustainable residential development in close proximity to employment uses, public transport nodes and the services and facilities of Newbury and Thatcham. The site is well located to form a logical extension to the residential area of Newbury in addition

to creating an opportunity for betterment to the surface water flooding reported in the vicinity at Turnpike Road. The representation is supported by a Vision document which further justifies development in this location and demonstrates that landscape impact will be marginal, successfully maintaining and reinforcing the separation of Newbury and Thatcham.

The land east of Waller Drive comprises several parcels of land to the north and south of the access lane to Tigers Day Nursery. The site is currently farmland and slopes upwards from Turnpike Road to the north and is bounded by Waller Drive to the west and a hedgerow with an unnamed watercourse to the east. The site is surrounded by extensive hedgerow planting with sporadic tree coverage in the southern fields north of Turnpike Road.

An additional parcel of land south of Turnpike Road is available for commercial or specialist residential purposes. The site is flat and bordered by hedgerow and trees and is well related to Newbury. The site could be developed for commercial purposes or specialist residential use complimenting the nearby hospital. The site could provide employment opportunities for the area whilst recognising the importance of this gateway to Newbury. Development will be focused to the western side of the site to ensure that there is a landscaped buffer to the roundabout to retain the views towards Thatcham and to ensure separation of the settlements.

Land east of Waller Drive, Newbury provides a highly sustainable development opportunity, which would accord with the Council's Vision of providing sustainable development at the main urban areas, including supporting infrastructure, that would deliver a range of different house types, sizes, tenures and affordability that would help to address West Berkshire's future housing need. The site is in one ownership, providing comfort in terms of its deliverability, and avoiding protracted developer negotiations across different interests as demonstrated at Sandford Park and as likely to occur at North East Thatcham.

We agree with the Council's view that Newbury and Thatcham should remain separate and distinct towns with their own character, whilst remaining geographically close and functionally related, offering significant employment provision with good access to transport linkages. Through the landscape-led masterplanning process we have demonstrated in the attached opportunities and constraints analysis contained within the appended Vision Document, and the concept masterplan that flows from that analysis, that an attractive development can be provided in a parkland setting that would not have an adverse impact on the existing settlement form, pattern and character of the landscape, and which can be delivered in accordance with the Council's emerging LPR development management policies. The development proposals for the site seek to provide surety that the separation of Newbury and Thatcham will be maintained in addition to providing highly sustainable residential and commercial development in discreet landscaped parcels within the site.

The development of the concept masterplan has been entirely landscape led, seeking to respect and preserve the existing landscape, TPO'd trees and heritage assets through a sensitive response and sympathetic development in a parkland setting. The approach seeks to provide opportunities for improved green infrastructure, woodland planting, accessible and useable public open space in a clearly defined public realm, maximising biodiversity enhancements and sustainable transport solutions whilst providing an opportunity to permanently retain the physical separation of Newbury and Thatcham in conjunction with enabling development in this highly sustainable location.

Development proposals east of Waller Drive, Newbury have given due consideration to the nature of the local topography and have kept built form away from the higher ground in the northern section of our client's landownership, seeking to maximise new public open space opportunities in this location. The development proposals will contribute positively to the local character and will take references from the local architectural and landscape vernacular through the retention of the parkland character within the site. The proposed green infrastructure network within the site has sought to conserve and enhance existing biodiversity features and to create linkages between local features through the retention of existing boundary features, individual trees and the introduction of new woodland planting.

The provision of new woodland areas and other areas of recreation within the site will reduce pressure on neighbouring woodlands and contribute to the local character and sense of place in line with the opportunities raised within the Local and National Character Area profiles. Landscape buffers along the western and eastern boundaries of the site will include enhancement of existing boundary vegetation to help screen and soften views towards the site from neighbouring visual receptors.

Public footpaths passing through and directly adjacent to the site will be retained and buffered by including these routes within green corridors passing through development areas or including perimeter buffers to routes outside but adjacent to the site. This will maximise the potential for strengthening the local green infrastructure in accordance with draft Policy **SP10** 'Green Infrastructure' and will enable opportunities to increase pedestrian and cycle access across the site tying into the local network in accordance with draft Policies **SP23** and **DM42** 'Transport Infrastructure'.

Access to the land north of Turnpike Road is currently proposed via a priority junction west of the existing access to Tigers Day Nursery and Henwick Court complex. Sustainable infrastructure to contribute to the Council's aim to deliver carbon neutrality by 2030 will be incorporated into the development, including contributions towards public transport and enhancement of active travel routes to Thatcham and Newbury.

Policy DM2 Separation of Settlements around Newbury and Thatcham – unsound

Legally compliant	Yes	Positively prepared	No
Sound	No	Justified	No
Compliant with the duty to cooperate	No	Effective	No
		Compliant with national policy	Yes

The proposed submission plan refers on many occasions to the constrained nature of West Berkshire, with 74% of the district designated AONB, 90% rural in character, parts of the district subjected to flooding, the registered battlefield to the west of Newbury, nutrient neutrality zone around the River Lambourn catchment and development restrictions imposed by the Atomic Weapons Establishments at Aldermaston and Burghfield. West Berkshire Council considers that only approximately 15% of the district can be considered available through the local plan process for potential development.

It is therefore surprising that, in light of the hugely constrained nature of the district, the Council is now seeking to further prevent the possibility for sustainable development around the most sustainable settlements through the introduction of green wedges in the proposed submission Regulation 19 plan. This is considered contrary to NPPF paragraph 60 as the policy does not support the objective of significantly boosting the supply of homes and instead will strangle the future supply of housing. This is a restrictive policy and, as recognised by the Sustainability Appraisal, is incompatible with the Sustainability Appraisal's objective "to enable provision of housing to meet identified need in sustainable locations."

It is considered that this new policy is unnecessary as the existing policies in the Local Plan seek to avoid development outside settlement boundaries in the open countryside. Indeed, it is acknowledged at Paragraph 5.44 in the draft Local Plan Review that;

"Much of the pressure for development is around the edges of settlements, which can physically lead to coalescence or introduce an increase in activity which has an urbanising effect. Despite this, a key feature of even the larger settlements is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided."

Additionally, it is noted that the draft Local Plan Review proposes to continue the allocation of residential development in the North Wessex Downs AONB and is proposing that a further 5 site allocations for a total of 104 dwellings be added to the carried forward allocations totalling 289 dwellings across the 5 sites. The

justification for the further major development allocations in the North Wessex Downs AONB are the perceived constraints around the Newbury and Thatcham spatial area.

Policy **DM2**, as currently worded, is a wholly negative and unnecessary policy which imposes further constraint on an already heavily constrained authority. Other planning authorities elsewhere have incorporated green wedge policy into their local plans which contribute to the setting of towns, protecting and enhancing green infrastructure assets as well as supporting development in green wedges subject to a number of criteria.

Further development in the AONB could be avoided by the deletion of draft Policy **DM2** and a thorough consideration of edge of settlement sites at Newbury and Thatcham should be undertaken. This would facilitate the additional allocation of sustainable edge of settlement locations, out with the AONB, such as on land to the east of Waller Drive, Newbury where up to circa 350 dwellings could be sustainably and sensitively accommodated.

The Arup report “Appropriate Countryside Designation Study” (21st November 2022), which aims to justify this policy, applied a blanket approach to the consideration of the green wedge designation and did not consider the potential for nuanced, landscape sympathetic development on sustainably located land parcels adjoining the settlement boundaries, such as on land east of Waller Drive, Newbury. A finer grain assessment needs to be undertaken to consider the landscape where the openness has already been compromised through existing physical structures therefore contradicting the Green Wedge designation.

Whilst the proposed development will clearly involve built development, as demonstrated in the accompanying Vision document, it can be designed having regard to the sensitive nature of the site to ensure that substantial green corridors are provided along the site’s boundaries and within it to try and maintain the site’s open character, in consideration of the character of this part of the proposed green wedge designation. The proposed layout of the development is spacious in character, being of fairly low density at 35 dwellings per hectare and works with the existing landscape to minimise any losses or impact on the landscape value and by retaining landscape features that will act as visual breaks and screens from the wider area. It is considered that the development proposals east of Waller Drive, and its design / layout, has had regard to the openness and characteristics of this part of the landscape to avoid any potential for coalescence with Thatcham in addition to creating a strong eastern boundary which reinforces the separation of the settlements.

West Berkshire’s “Landscape Sensitivity Approach to Settlement Expansion within West Berkshire” summary report for Newbury (Kirkham Landscape Planning Ltd May 2009) concludes that the Lower Henwick Dipslopes, Parcel 2E, which covers a larger land parcel containing the land east of Waller Drive, Newbury, have an overall landscape sensitivity of Medium to Low. It is recognised that draft Policy **DM2** is not a local landscape designation and seeks to safeguard the unique characters and separate identities of Newbury and Thatcham. As confirmed by the appeal decisions cited in Arup’s report, the adopted policies in the Core Strategy have been generally strong enough to protect the landscape character of the area, demonstrating that this additional policy restraint is totally unnecessary.

It is also considered that the Sustainability Appraisal (SA) is flawed in relation to Policy **DM2** as Appendix 6 justifies SA Objective 1 “*to enable provision of housing to meet identified need in sustainable locations*” as having an unknown impact on the provision of affordable housing only and does not consider market housing and the economic benefits of additional housing supply to the economy. The SA Sub Objective is “*To enable provision of housing to meet all sectors of the community, including those with specialist requirements*”. It may be that some specialist requirements are only provided by the private sector and delivered through a market housing mechanism.

Furthermore, the SA considers that there will be a neutral impact on health, safety and wellbeing in that the draft policy is likely to impact on healthy active lifestyles. It is argued that by locating development on the edge of sustainable settlements at the top of the settlement hierarchy encourages active lifestyles through

the variety of facilities and services that are on offer at Newbury and Thatcham. The policy similarly conflicts with SA Objective 3, improving accessibility to community infrastructure, and SA Objective 4 in that it does not maximise or promote opportunities for sustainable travel. By restricting development in these sustainable locations will have an overall negative impact and is therefore incompatible with the SA.

It is noted that the Arup report considers that the strength of the existing policy protecting the coalescence of Newbury and Thatcham has been assessed in the context of West Berkshire demonstrating a five year housing land supply and raises caution in the event that the housing supply falls below five years. However, in a 'sub-5 year world' the presumption in favour of sustainable development would apply with or without the green gap policy. There is agreement with the report's conclusion that the current policy approach preventing coalescence is justified and effective however, Carter Jonas consider that a further policy restriction on sustainable development is totally unnecessary and the policy should be worded more positively.

Whilst there is some sympathy with the conceived essential gap between Newbury and Thatcham preventing coalescence, sustainable development east of Waller Drive enables the creation of a permanent green gap in the form of a country park, which would be retained, with certainty, in perpetuity. This approach reinforces Arup's consideration in relation to a potential Local Green Space designation on the existing driving range.

Policy **DM2** is unsound as it is a negative policy, limiting sustainable development and pushing development into less sustainable sites in the AONB in order to meet identified housing need. Consequently, the plan cannot be considered to be sound as it is not positively prepared. Whilst it is considered that the policy should be deleted, the below positive policy amendment which enables sustainable development is provided to assist the Council in planning positively.

Policy DM2 Separation of Settlements around Newbury and Thatcham Suggested Modification:

In order to prevent the coalescence of Newbury and Thatcham and to maintain the separate identity of the distinct settlements around both towns, the following gaps between settlements have been identified and are outlined on the Policies Map:

- a) Land between Newbury and Donnington
- b) Land between Newbury and Enborne Row / Wash Water
- c) Land between Newbury and Thatcham
- d) Land between Thatcham and Cold Ash
- e) Land between Thatcham and Ashmore Green

~~Development which would detract from the open the open or rural character of these gaps will not be permitted. In these areas development will only be permitted where it:~~

- ~~i) ——— Would not diminish the clear physical and visual separation between distinct settlements; and~~
- ~~ii) ——— Would not compromise the integrity of the gap either individually or cumulatively with other existing or proposed development.~~

Include additional text "Supporting development in Green Wedges that:

- Retains the open and undeveloped character of the Green Wedge;
- Retains and creates green networks between the countryside and open spaces within the urban areas; and
- Retains and enhances public access to the Green Wedge, especially for recreation.

Summary

These representations introduce land east of Waller Drive, Newbury as a highly sustainable development opportunity, suitable for a residential allocation in the Local Plan Review. Additionally, land south of

Turnpike Road is available for commercial or specialist residential use. The sites represent an excellent opportunity to deliver much needed, high-quality market and affordable housing, publicly accessible open space and specialist residential or commercial uses whilst maintaining the separation of Newbury and Thatcham.

Participation at the Oral Part of the Examination

Carter Jonas confirms that it wishes to take part in the oral part of the Local Plan examination to enable the explanation of our stance, to impart to the Inspector specific and relevant knowledge about West Berkshire, the land east of Waller Drive, Newbury, in addition to answering any questions that the Inspector may have.

We trust that the information provided assists the Council with its ongoing work as part of the LPR process. We look forward to further and continued dialogue with the Council regarding development options at Lower Henwick Farm and more specifically on land east of Waller Drive, Newbury. Please notify us when the Plan has been submitted for Independent Examination; the publication of the report of the Inspector; and the adoption of the Local Plan Review in addition to the preparations for the examination.

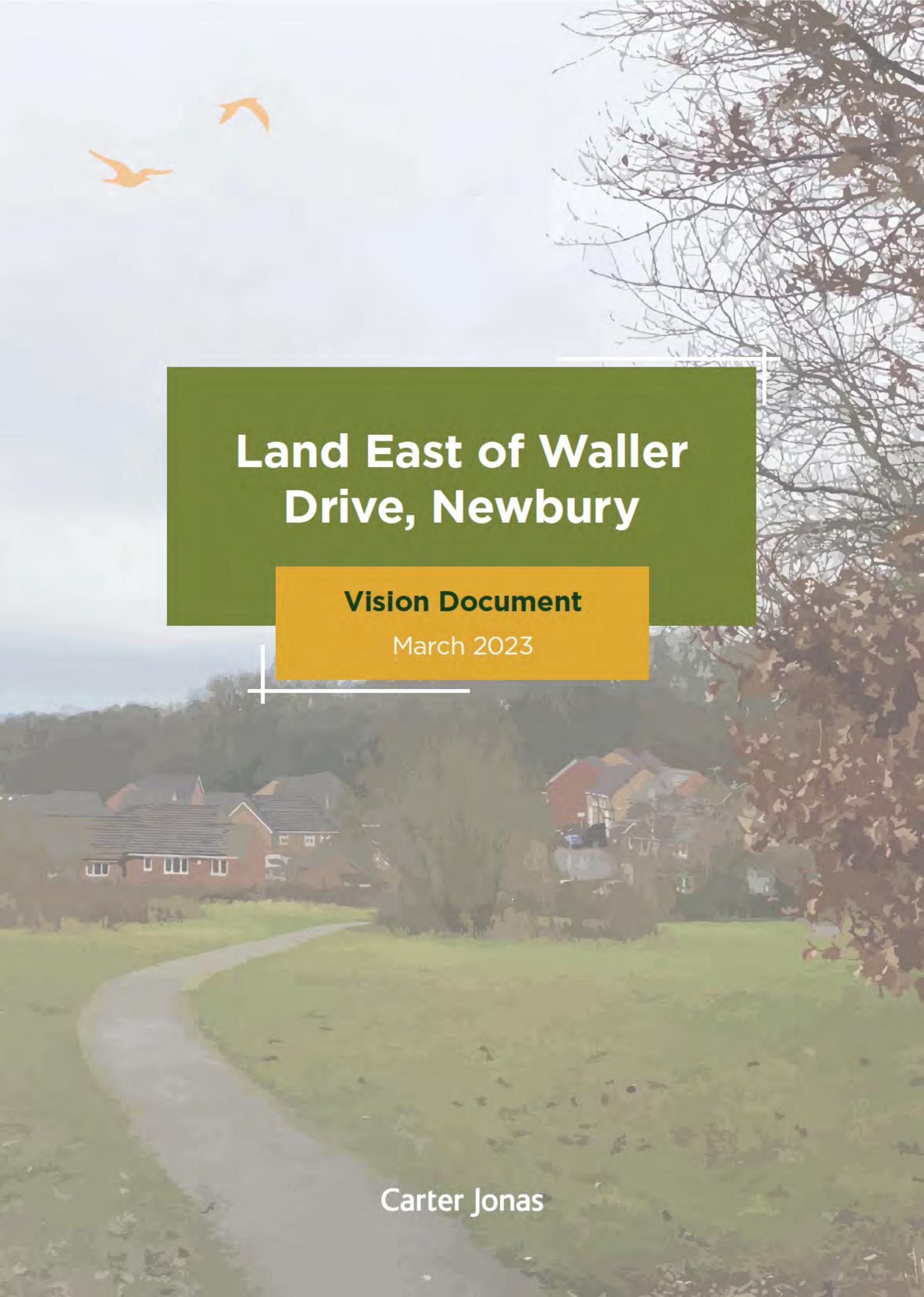
Yours sincerely



Steven Sensecall
Partner



Enc: Vision Document

The background of the cover is a photograph of a residential area. In the foreground, a paved path curves through a grassy field. In the middle ground, there are several houses with brick and siding exteriors. The background shows a line of trees under a cloudy sky. Two stylized orange birds are flying in the upper left corner. The text is overlaid on the image in white and black boxes.

Land East of Waller Drive, Newbury

Vision Document

March 2023

Carter Jonas



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Carter Jonas

Version: 3
Version Date: March 2023
Comment: Regulation 19 Planning Submission

This Document Has Been Prepared And Checked In Accordance With ISO 9001:2000

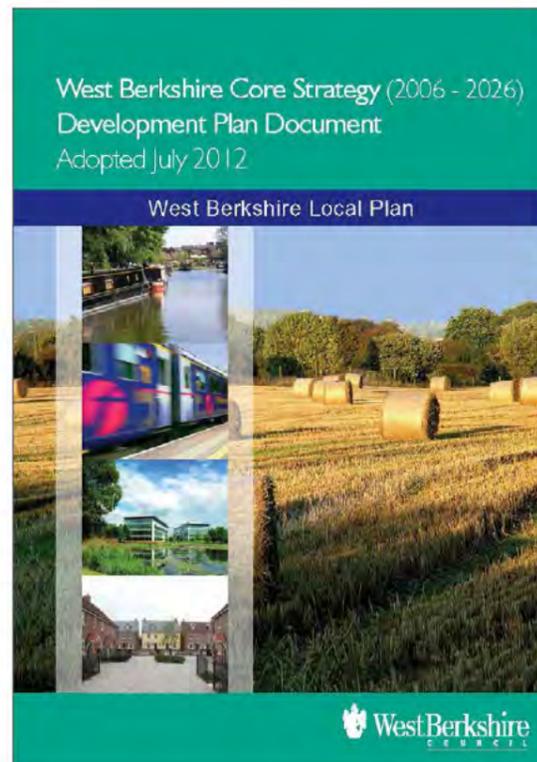
Why Here?

Local Plan Review

In terms of planning policy, West Berkshire Council is currently preparing a Local Plan Review to cover the period 2022 to 2039 which will replace the Local Plan 2026.

The Local Plan Review sets out the Council's vision, objectives and spatial planning strategy for West Berkshire up to 2039. The development strategy sets out the overall approach for managing growth and change. Strategic policies in the plan set out the overarching principles for development focusing on: a place-based approach; the environment and surroundings; delivering housing; and fostering economic growth and supporting communities.

Non-strategic site allocation policies in the plan allocate large, medium and small residential, mixed-use and employment sites for development. The plan also includes development management policies providing more detail on specific issues.



Current West Berkshire Local Plan under review

Regulation 19

The Proposed Submission (Regulation 19) plan is currently out for public consultation until 3rd March. Submissions were made on behalf of the landowners to the Regulation 18 consultation in 2021 and the site has been considered by the Council in its Housing and Economic Land Availability Assessment (HELAA).

The Regulation 19 consultation does not propose to allocate the site for residential development and is instead proposing that a gap designation is placed over the site and wider area to prevent coalescence and the merger of Newbury and Thatcham.



Site location in West Berkshire & Berkshire

Planning Context

Whilst the site is adjacent to Newbury, it lies in the Parish of Thatcham in the Thatcham West ward. Thatcham Town Council is not producing a neighbourhood plan.

In policy terms the site is outside, but adjoining, the Newbury Settlement Boundary and is considered to be in the open countryside.

The land does not have a planning history of relevance to this submission.

Green Gap

The Site creates opportunities to protect the setting of the wider open landscape, including:

1. A green gap between Newbury and Thatcham to prevent coalescence;
2. An enhanced defensible green edge to the east of Newbury;
3. Potential introduction of new woodland; and
4. Respecting visually sensitive areas to the north of the Site.

-  Green gap between settlements
-  Existing woodland
-  Indicative new woodland



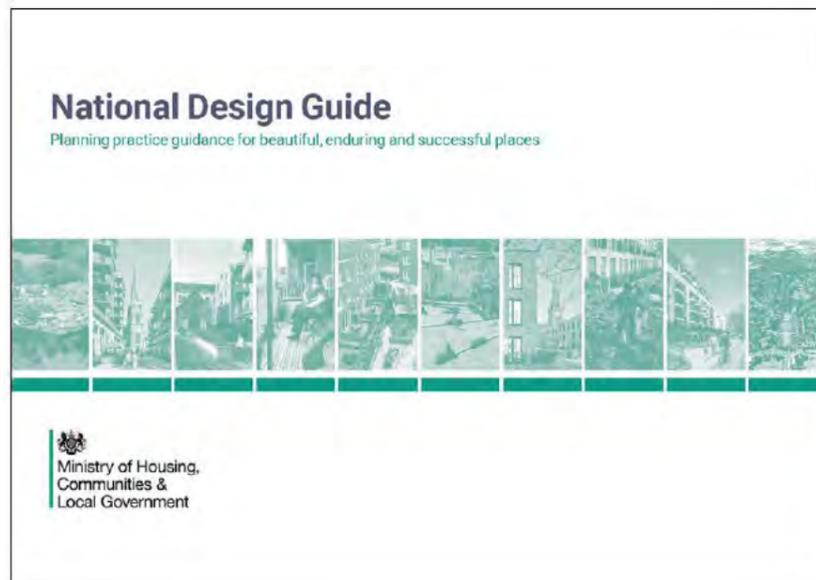
Creating the Vision

National Design Guide

The National Design Guide is a comprehensive document that sets out the rationale and role of good design. It identifies and illustrates the Government's priorities for well-designed places in the form of ten characteristics. We have considered these ten characteristics in informing the plans included later in this document and future, more detailed plans will continue to be informed by them.

National Model Design Code

The purpose of the National Model Design Code (or NMDC) is to provide detailed guidance on the production of design codes, guides and policies in local areas around the country. The NMDC expands on the ten characteristics of good design set out in the National Design Guide. As with the National Design Guide, we will refer to the NMDC in preparing future strategies and detailed plans for the sites included in this document.



National Design Guide - Planning practice guidance



The National Design Guide: The Ten Characteristics

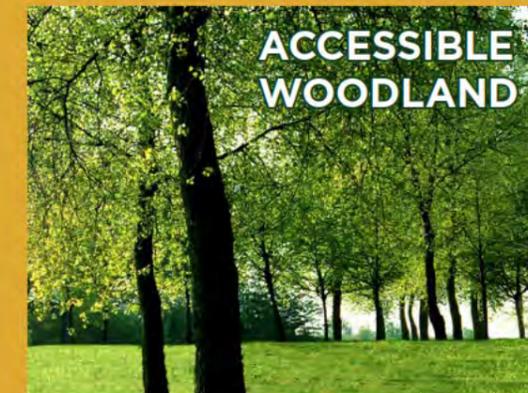


The Vision

“

“The development of Land East of Waller Drive will provide a new, **high quality, residential neighbourhood** as part of a future extension to Newbury. New and existing residents will have **direct access to open space set within an attractive landscape setting** on the edge of Newbury and close to existing local amenities”

”



Principles

Concept Masterplan



Proposed extension to Newbury - Concept Plan



1. Connected - A connected new community with direct access to facilities and services in central Newbury - on foot, cycle and via public transport.



2. Protected - A development which protects the setting of the wider open landscape, provides an enhanced defensible green edge to the east of Newbury and maintains and reinforces the separation between Newbury and Thatcham.



3. Healthy - A community with direct access to nature, with new connections onto Public Rights of Way linking with the wider countryside network for walking, cycling and recreation - supporting the health and well-being of the existing and expanded community.



4. Green - Retention of all mature parkland trees within a network of accessible green spaces, enhancing the biodiversity value through creation of extensive areas of wetland habitat, new native grassland, trees and hedgerow planting.



5. Distinctive - A distinctive and characterful new neighbourhood, both in terms of the architectural style and quality, but also the green spaces on offer, positively engaging residents in activities and creating a unique sense of place and identity.



6. Diverse - A new neighbourhood that provides homes for all, including first time buyers, families and retired people.

The Site

Land East of Waller Drive Site area: 40.00 Ha

The Site is located at the eastern edge of Newbury and to the north of Turnpike Road which connects Newbury with Thatcham. The Site extends in all to some 40.00 hectares and is currently in use as arable farmland and paddocks. Key features of the Site include the following:

- The landform rises from south to north, from London Road to the north end of the Site by some 50 metres, a significant change in levels from one end to the other.
- There are several attractive mature trees located in the southern portion of the Site, with many being the best Category "A" trees.
- An established residential neighbourhood immediately west of the site located north of Turnpike Road.
- Excellent access to an existing arterial road serving the existing neighbourhood in the form of Waller Drive.
- Access to Public Footpaths.
- Proximity to Tigers Nursery and Fir Tree Primary School.

Site location plan



Site Photos

Based on a Site visit and the completion of a series of technical assessments we have developed a thorough understanding of the Site influences, considerations and opportunities. Some key photographs of the site and their descriptions are shown on this spread.



1 View south looking towards the back of Lower Henwick Farm



2 Lower Henwick Farm from PRoW THAT/10/2



3 View of the western part of the Site



5 View of southern part of the Site, looking onto Lower Henwick Driving Range



6 View new residential development from PRoW THAT/10/3



7 New residential development off Tull Way

8 View of Henwick Manor from PRoW COLD/1/1



9 View of south-west part of the Site towards Turnpike Road



4 View north of the Site boundary, showing the topography and mature trees

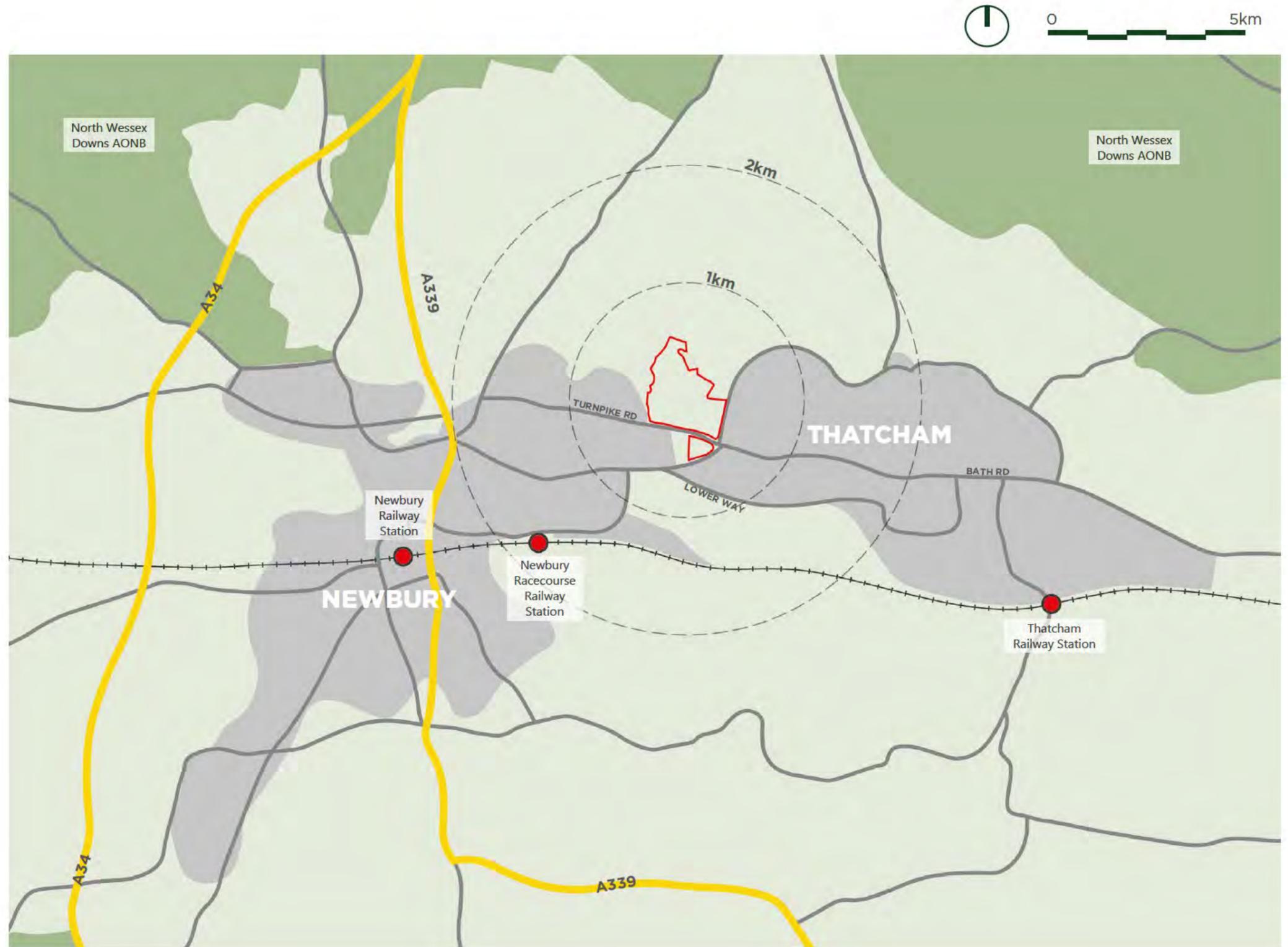


Local Context

The Site is positioned at the eastern edge of Newbury. Turnpike Road provides ease of access in an east-west direction with the centres of both Newbury and Thatcham located only 1.3 miles (2 kilometres) in a westerly and easterly direction, respectively.

The Site is well connected to the Waller Drive neighbourhood and is sufficient in size and scale to act as a modest addition to this area, whilst also preserving some of the existing farm character currently present. For example, the creation of a landscape setting for existing high quality, mature trees.

-  Site boundary (40.00 Ha)
-  North Wessex Downs AONB
-  Urban area
-  Major A roads
-  Other main roads
-  Railway line
-  Railway Station



Local context plan

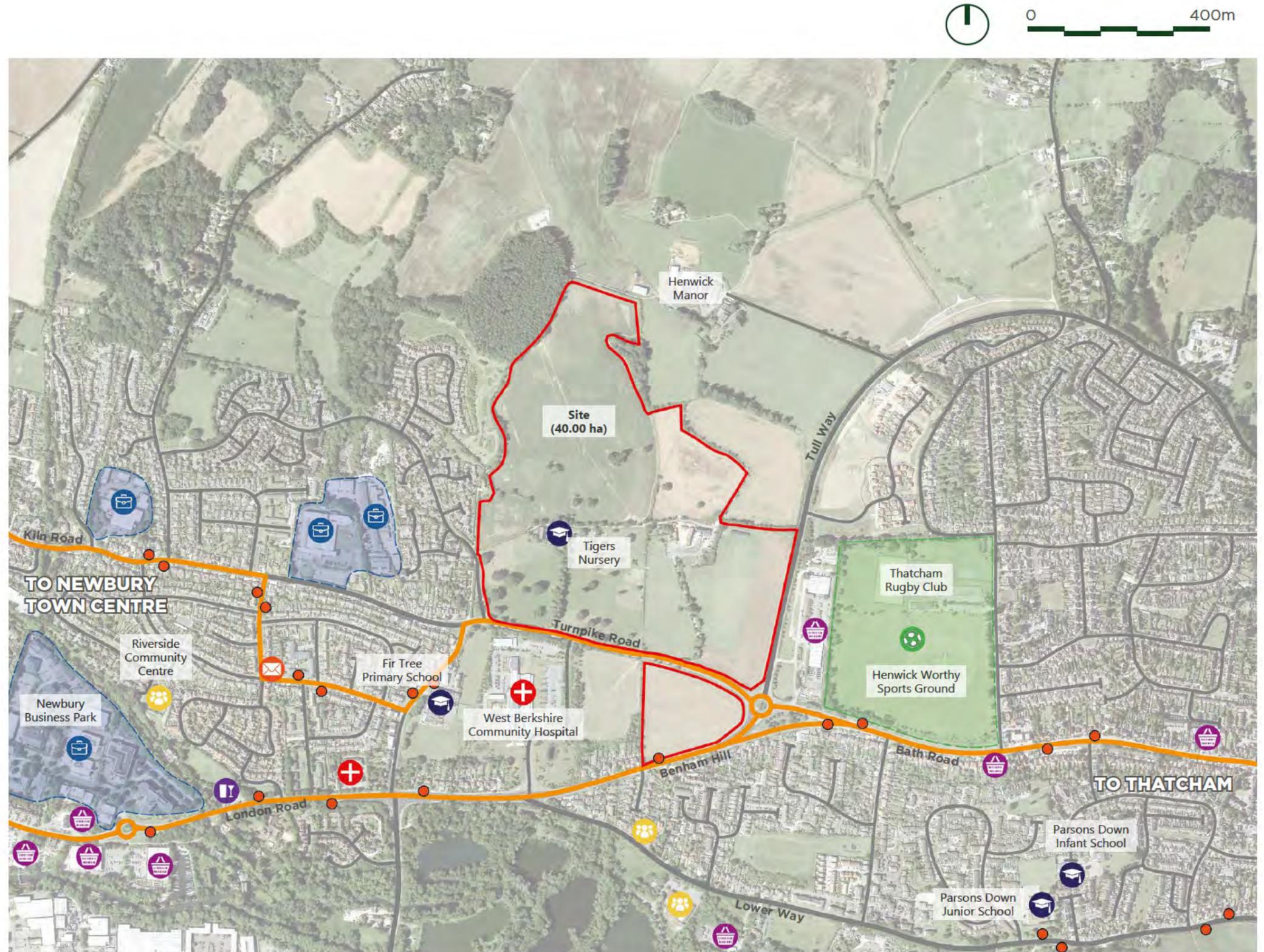
Local Facilities

The Site is well located to take advantage of the extensive employment, education, healthcare, retail and leisure facilities in Newbury.

Newbury town centre has a wide range of services including convenience retail, groceries, bars and restaurants, cafes and a cinema. The Fir Tree Primary School is within walking distance of the Site as is West Berkshire Community Hospital. Newbury Rail Station provides connections into London Paddington in as little as 40 minutes, as well as connecting the town with other local destinations such as Reading and Taunton, as a few examples.

The town centre provides stops for local bus services, on routes 1 (Reading, Thatcham, Woolhampton), 7 (Andover), The Link (Basingstoke), and numerous other destinations. The nearest bus stop is on Fir Tree Lane a few minutes' walk south of the Site.

-  Site boundary (40.00 Ha)
-  Bus stop and route
-  Education
-  Convenience retail
-  Post office
-  Pub / restaurant
-  Sports centre
-  GP / healthcare
-  Community / leisure
-  Business Park



Community facilities plan

Technical Advice

Drainage

Jubb have undertaken a preliminary assessment of the site, with the potential options for the disposal of surface water and foul flows from the development explored to establish the principals of the site wide drainage strategy.

It is anticipated that the underlying ground conditions will prove unsuitable for the use of infiltration techniques due to the characteristics of the underlying strata. Consequently, it is anticipated that an alternative option of discharging to a local watercourse or public sewer network will be utilised.

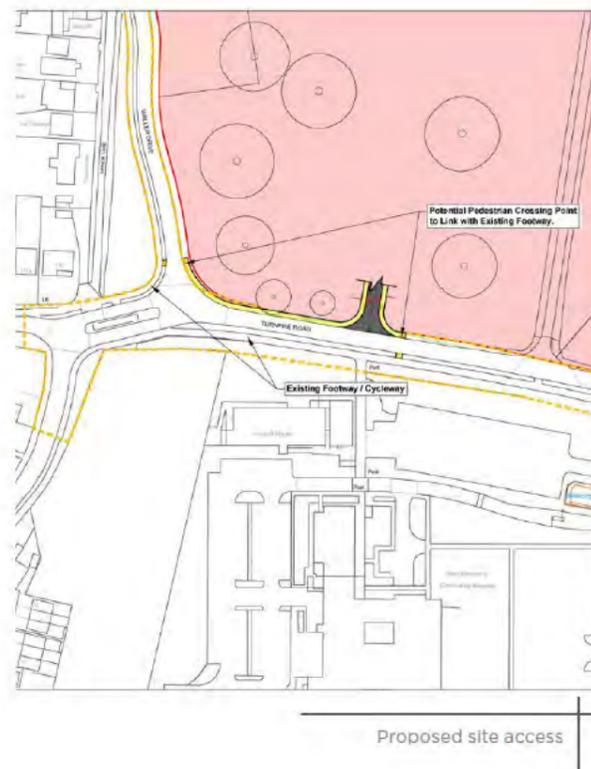
It is proposed to discharge flows from the site at a restricted pre-development greenfield rate. Restricting the offsite discharge will require flows to be attenuated onsite prior to being discharged to the proposed outfall. It is proposed to provide the required storage through the use of an onsite attenuation basins.

These basins alongside additional SuDS features will also provide ecological and water quality benefits through the dilution, filtration and settlement of solid particles.

Highways

Jubb also explored access options for the Site and proposed an appropriate vehicular access point.

This access point is located on Turnpike Road on the Site's southern boundary. It is positioned to avoid the large Category A trees in the southern area of the Site. There is the potential for a pedestrian crossing point to link with the existing footway.



Landscape

FPCR have reviewed landscape and visual matters. The site and immediate context is not covered by any national or local landscape designations. There are opportunities to contribute to Local and National Character Area objectives through inclusion of appropriate landscape proposals in keeping with local character.

The Newbury Landscape Sensitivity Study (2009) locates the site within a landscape of "Low to Medium" sensitivity.

Heritage

Orion Heritage carried out a historic environment desk-based assessment to assess the significance of heritage/archaeological assets on and close to the study site.

A review of the available evidence has confirmed that the study site has a moderate potential for archaeological finds or features of all periods to be present and a high potential for Iron Age/Roman features to be present.

Whilst there is the potential for archaeological features, it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of archaeological impacts. It therefore accords with the requirements in paragraph 193-196 and 197 of the NPPF and policy CS19 of the local plan.

Ecology

BSG Ecology explored the ecological constraints of the Site.

There is evidence of the presence of badgers in the area and a programme for protection and mitigation will be agreed with the Council.

The hedgerows will be retained where possible. Otherwise, the majority of the habitats on site weren't particularly valuable from an ecological point of view for the Biodiversity net gain calculator. The grasslands appeared to be either species poor semi improved, improved or amenity grassland- which score higher than arable and are better to enhance into better quality grassland but their loss would not be significant on their own.

Arboriculture

FPCR carried out a tree survey on the Site and found a significant number of Category A, B and C trees and tree groups.

These are spread throughout the Site, but there is a significant cluster of Category A trees in the Site's southern area. There are also several trees with Tree Protection Orders (TPO) on the Site. All Cat A, B and C trees on the Site will be retained and protected. All built form will be outside of root protection areas.

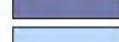
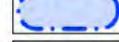


Tree survey plan

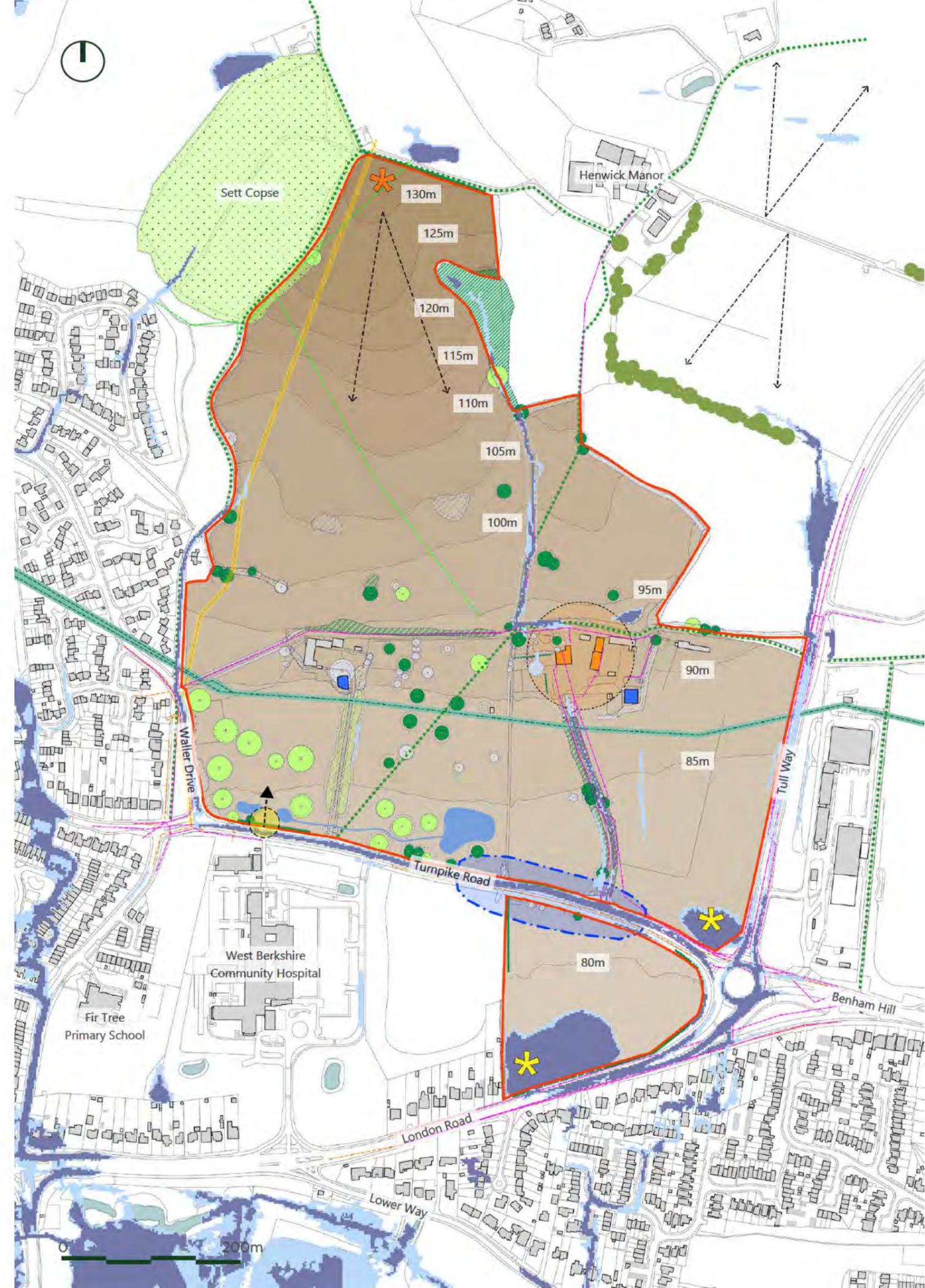
Site Considerations

The plan opposite summarises the Site's physical constraints.

Subject to further detailed technical work the following are considered key considerations and opportunities to inform the composition of the high level concept plan.

-  Site boundary (40.00 ha)
-  Potential access
-  Public Right of Way (PRoW)
-  Existing above ground 11kV high voltage cable
-  SGN medium pressure gas main (with 6m easement shown)
-  Existing communications utilities
-  Potential location of drainage basin
-  Environment Agency surface water extents - Q30
-  Environment Agency surface water extents - Q100
-  Site high point
-  Site low points
-  Grade II listed buildings
-  Existing Category A trees and root protection areas
-  Existing Category B trees and root protection areas
-  Existing Category C trees and root protection areas
-  Area of replanted Ancient Woodland (Sett Copse)
-  Critical drainage area (identified in local Strategic Flood Assessment)
-  Views into the Site
-  Potential location of swale for conveyance of surface water
-  Location of existing ponds
-  Existing Exolum pipeline (showing 6m easement)

Site considerations plan

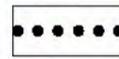


Design Rationale: Landscape

The masterplan will be landscape-led, enhancing the natural character of the site by retaining existing hedgerows and green corridors and respecting the steepest sections of the site. The existing site condition will inform the location of proposed blue and green infrastructure, as well as the setting of existing trees.

National Design Guide Characteristics

- Public Spaces** The hub of social interaction, providing safe spaces for all
- Context** The attributes of its immediate, local and regional surroundings
- Nature** The integration of nature and landscapes within a development
- Resources** Conserving natural resources and responding to climate change

-  Site boundary (40.00 ha)
-  Green connection
-  Public Right of Way (PRoW)
-  Views into the Site
-  Grade II listed building
-  Existing Category A trees and root protection areas
-  Existing Category B trees and root protection areas
-  Existing Category C trees and root protection areas
-  Contours
-  Rising landform
-  Green corridor



Design rationale plan:
landscape



Design Rationale: Access & Movement

The masterplan prioritises a network of well-lit, safe streets and attempts to minimise the number of cul-de-sacs. The key all-movement access is proposed from Waller Drive where an access point and east-west drive already serve Tigers Day Nursery and the Lower Henwick Farm buildings including The Granary, a driving range and various professional offices. Homes will overlook retained areas of landscape, affording views in various directions of retained farmland and mature landscape.

National Design Guide Characteristics

- Identity** A character that suits its context and has a sense of inclusion
- Built Form** Inter-relationship between blocks, streets, buildings and spaces
- Movement** The patterns of walking, cycling and access to facilities

- Site boundary (40.00 ha)
- Residential access
- Commercial access
- Primary vehicular routes
- Secondary vehicular routes
- Tertiary vehicular routes
- Existing movement network
- Public Right of Way (PRoW)



A NETWORK OF SAFE STREETS



DIRECT ACCESS INTO NEWBURY



Design rationale plan:
access & movement

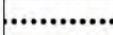
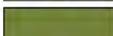
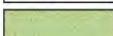
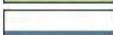
Concept Masterplan

The high-level concept plan illustrates a residential development proposal which is based upon the previous set of design rationale diagrams.

This seeks to demonstrate the characteristics of a well-designed place, including the sustainable and green credentials of the proposed development of around 350 homes

National Design Guide Characteristics

Context	The attributes of its immediate, local and regional surroundings
Identity	A character that suits its context and has a sense of inclusion
Built Form	Inter-relationship between blocks, streets, buildings and spaces
Movement	The patterns of walking, cycling and access to facilities
Nature	The integration of nature and landscapes within a development
Public Spaces	The hub of social interaction, providing safe spaces for all
Uses	A mix of uses to support everyday activities; live, work, play
Homes	Functional, accessible and sustainable homes for all users
Resources	Conserving natural resources and responding to climate change
Lifespan	Stewardship by communities established from the start

-  Site boundary (40.00 ha)
-  Proposed primary access
-  Existing access
-  Public Right of Way (PRoW)
-  Proposed residential
-  Proposed commercial
-  Primary street
-  Secondary street
-  Tertiary street
-  Grade II listed buildings
-  Potential location of drainage basin
-  Existing Category A trees and root protection areas
-  Existing Category B trees and root protection areas
-  Existing Category C trees and root protection areas
-  Proposed boundary tree planting
-  Proposed trees
-  Proposed public open space
-  Potential location of swale for conveyance of surface water
-  Existing hedgerow retained
-  Existing Exolum pipeline
-  Connective route

Design rationale plan:
concept masterplan



Summary

This Vision and the emerging high level concept plan form the first steps in the development of proposals for the Site in the form of a logical urban extension on the eastern edge of Newbury.

The Frank Wallis Trust seeks to collaborate with the Council and other stakeholders to develop the proposals further to demonstrate how the Site represents an exceptional opportunity to secure a high quality, small but sustainable development to help West Berkshire District meet its future Local Plan and growth aspirations.

Further stakeholder engagement is proposed to allow local people and stakeholders to shape the new community to create a place which residents and local people can be proud of.



A mix of around 350 new homes to suit local needs



Protected Green Space Between Newbury & Thatcham



Achieving Biodiversity Net Gain (BNG)



Policy compliant affordable housing



Sustainable public transport links



Local job creation through new commercial development

Carter Jonas

Mayfield House
256 Banbury Road
Summertown
Oxford
OX2 7DE