

	<p>West Berkshire Local Plan Review 2022-2039</p> <p>Proposed Submission Representation Form</p> <p>Ref:</p> <p><i>(For official use only)</i></p>
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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		
<i>Please note the following:</i>		
<ul style="list-style-type: none"> • 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cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.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:*		
Last Name:*		
Job title <i>(where relevant):</i>	Clerk	
Organisation <i>(where relevant):</i>	Hampstead Norreys Parish Council	
Address* <i>Please include postcode:</i>	c/o Wilkins Centre Burrell Road Compton Newbury RG20 6NP	
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):	Hampstead Norreys Parish Council
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Please indicate which part of the Local Plan Review this representation relates to:

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

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		
Justified: the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence		
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		
Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF		

Please give reasons for your answer:

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.

Having reviewed the proposed LPR settlement boundary. Hampstead Norreys Parish Council (HNPC) requests changes be made as per the green line on the attached map. The green line is proposed to run from the current settlement boundary along the rear of the dwellings at Folly View, along the side of the end property, and then drop back along the front of the properties adjacent to the road before running along the boundary of Red Cottage and back up along the rear boundaries of the houses on Water Street.

HNPC does not feel it is appropriate to include the land known as 'The Paddock' within the settlement boundary as this may then allow for development to occur on this land. Currently, Hampstead Norreys experiences regular closures of Water Street due to the drains being blocked. This has been particularly noticeable over the current winter and Thames Water has been required to do extensive work to maintain the system.

As the drainage in Water Street is already unable to cope with the pressure of the surrounding dwellings, it is deemed inappropriate to make The Paddock more susceptible to the development of new dwellings.

In Appendix 9, the LPR states the following definition:

Settlement boundaries identify the **main built up area of a settlement within which development is considered acceptable in principle**, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. **They create a level of certainty about whether or not the principle of development is likely to be acceptable.**

This confirms that the presence of the settlement boundary along the proposed line will leave The Paddock susceptible to development.

The LPR states:

4.35 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 .

Again, the presumption is that if an area of land is included within the settlement boundary, there is a presumption that it is available for infill development.

In Appendix 2 of the LPR, it states:

Principles of inclusion of land uses

Settlement boundaries identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. **They create a level of certainty about whether or not the principle of development is likely to be acceptable.**

Where practicable and barring the exceptions set out below, **boundaries will usually follow clearly defined features such as walls, hedgerows, railway lines and roads.** Where possible, preference will be given to using features that are likely to have a degree of permanence as some features can change over time. Where development is on one side of the road only, the settlement boundary will be drawn along the edge closest to the settlement. Some boundaries may also follow along the rear of built development in order to prevent inappropriate development, for instance where dwellings have large back gardens.

It should be noted that the current proposed settlement boundary line runs across The Paddock but does not follow a clearly defined feature. However, were the settlement boundary to run along the boundary of Red Cottage, these criteria would be met.

HNPC therefore strongly requests that the proposed settlement boundary is altered as it is suggesting, to run along the boundary of Red Cottage.

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:

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

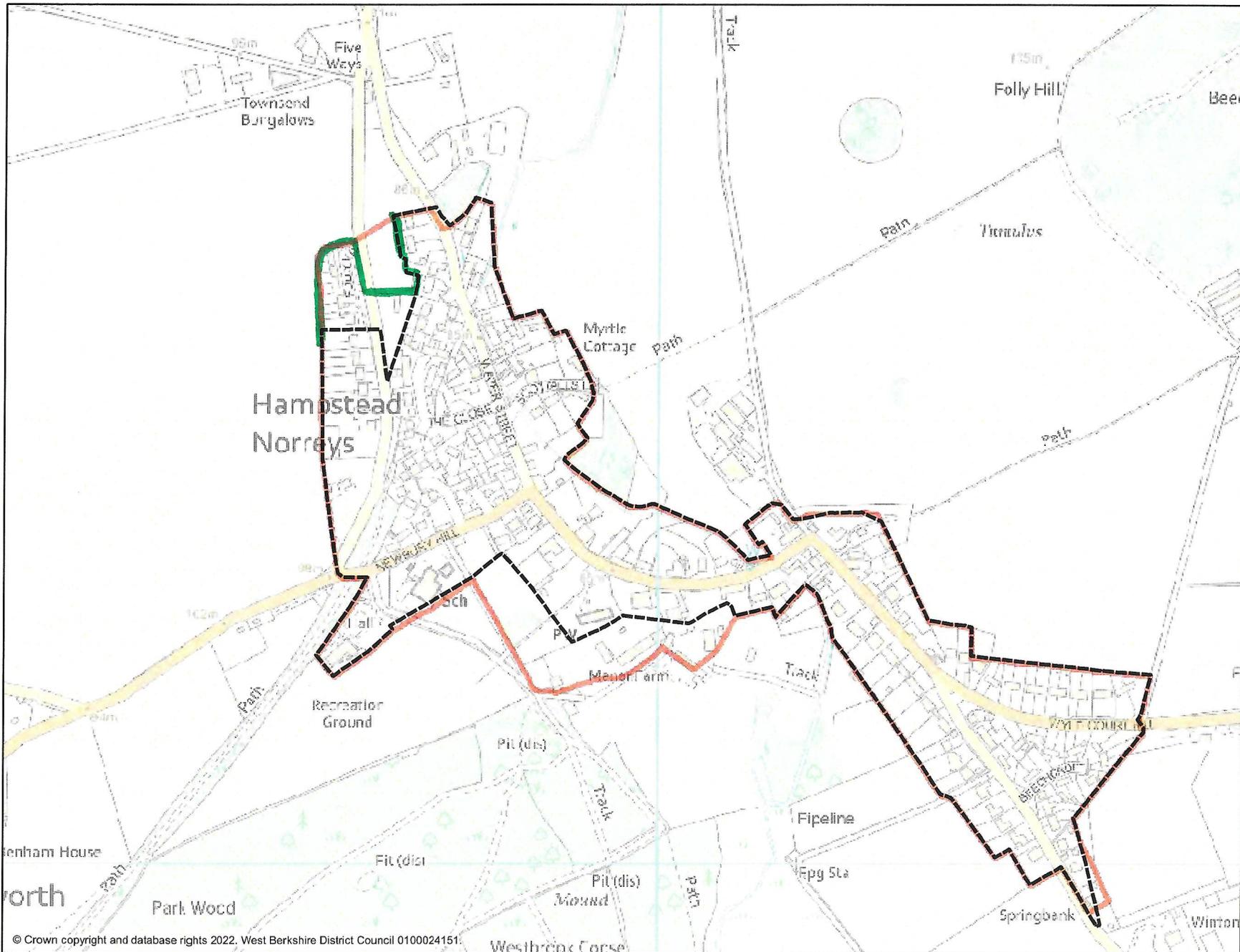
The submission of the Local Plan Review for Independent Examination	✓
The publication of the report of the Inspector appointed to carry out the examination	✓
The adoption of the Local Plan Review	✓

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

Proposed Settlement Boundary - Hampstead Norreys



Legend

West Berkshire
Local Plan Review to 2039
Proposed Submission
December 2022
**Settlement Boundary
Review**

-  Existing Local Plan settlement boundary
-  Proposed LPR settlement boundary

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