

19th January 2021.

To: Councillors Phil Barnett; Jeff Beck; Billy Drummond; Nigel Foot;
Roger Hunneman; Pam Lusby Taylor; David Marsh; Vaughan Miller; Andy
Moore; Gary Norman; Tony Vickers

Substitutes: Councillors Jon Gage, Martin Colston, Jo Day, Stephen Masters,

Dear Councillor

You are summoned to attend a meeting of the **Planning & Highways Committee Monday 25th January 2021 at 7.00 pm.**

Join Zoom Meeting:

<https://us02web.zoom.us/j/88576329968?pwd=Z3dRdkRzTHRMB1gzcFEwYjE3SUUxdz09>

Meeting ID: 885 7632 9968

Passcode: 195006

Darius Zarazel
Democratic Services Officer

1. Apologies

Democratic Services Officer

2. Declarations of Interest and Dispensations

Chairperson

To receive any declarations of interest relating to business to be conducted in this meeting and confirmation of any relevant dispensations.

3. Minutes (Appendix 1)

Chairperson

To approve the minutes of a meeting of the Planning & Highways Committee held on Wednesday 6th January (already circulated).

3.1. Officers report on actions from previous meetings

Chairperson

To receive an update.

Town Hall, Market Place, Newbury, RG14 5AA

☎ (01635) 35486

☎ (01635) 40484

🐦 @NewburyTC

✉ town council@newbury.gov.uk

🌐 www.newbury.gov.uk

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we can all be proud of.

- 4. Questions and Petitions from Members of the Public**
Chairperson
(Questions, in writing, must be with the CEO by 2:00 pm on 25th January 2021)
- 5. Members' Questions and Petitions**
Chairperson
(Questions, in writing, must be with the CEO by 2:00 pm on 25th January 2021)
- 6. Flooding and Related Issues**
Chairperson
To receive a presentation from Stuart Clark, WBC's Principal Engineer, over flooding and related issues.
- 7. Proposed development at Phoenix Court, Newtown Road (Appendix 2)**
Chairperson
Receive a presentation from Sovereign (Housing Association) regarding their proposed development at Phoenix Court, Newtown Road
- 8. Schedule of Planning Applications (Appendix 3)**
Chairperson
To comment on the planning applications listed at the attached schedule.
- 9. Update from Sandleford Joint Working Group**
Chairperson
To receive an update on any relevant business from the Joint Working Group.
- 10. The naming of the main access road to Sandleford Park from A339**
Chairperson
To comment on the naming of the main access road to Sandleford Park from A339.
- 11. Draft Local Plan consultation (Appendix 4)**
Chairman
To agree on the Councils response to the Draft Local Plan consultation. The recommendations of the Committees Working Group will be circulated before the meeting.
- 12. Update from The Western Area Planning Committee**
Chairperson
To receive an update on any relevant business from the Western Area Planning Committee.
- 13. Newbury Community Football Ground**
Chairperson
To Receive an update.
- 14. Forward Work Programme for Planning and Highways Committee (Appendix 5)**
Chairperson
To note and agree any other items that Members resolve to add to the Forward Work Programme.

APPENDIX 1

Minutes of a meeting of the Planning and Highways Committee held by Virtual Meeting on Zoom Wednesday 6th January at 7:00pm/19:00.

Present

Councillors Nigel Foot (Vice-chairperson); Tony Vickers; Pam Lusby Taylor; Phil Barnett; Vaughan Miller; Roger Hunneman; Andy Moore; Jeff Beck; David Marsh; Billy Drummond

In Attendance

Hugh Peacocke, Chief Executive Officer
Kym Heasman, Corporate Services Officer
Darius Zarazel, Democratic Services Officer

142. Apologies

Gary Norman (Chairman)

143. Declarations of interest and Dispensations

The Chief Executive Officer declared that Councillors Phil Barnett, Jeff Beck, David Marsh, Andy Moore, and Tony Vickers are also Members of West Berkshire Council, which is declared as a general interest on their behalf and a dispensation is in place to allow them to partake in discussions relating to West Berkshire Council business.

The Chief Executive Officer made the following statement on behalf of Councillors Phil Barnett and Tony Vickers who are Members of West Berkshire Council Planning Committee and Jeff Beck and Andy Moore who are Substitute Members of West Berkshire Council Planning Committee: "I wish to make it clear that any comments I make tonight are only being made in relation to the formulation of the Town Council's view and is not in any way prejudging the way that I may vote when any application is considered by West Berkshire District Council. At that time, I will weigh up all the evidence."

Councillor Tony Vickers declared an interest on Item 9 of Appendix 1 – business interest.

Councillor David Marsh declared an interest on Item 20 of Appendix 1 – son is in the Cubs.

144. Minutes

Proposed: Councillor Jeff Beck

Seconded: Councillor Roger Hunneman

Resolved: That the minutes of the meeting of the Planning & Highways Committee held on 7th December 2020, be approved, and signed by the Chairperson.

Report back from last minutes:

A previous request by Cllr. Nigel Foot, about resurfacing the monkey bridge, was taken to WBC and they have “instructed [their] contractor to ... install a test area of about 5 metres length (non-slip strips) over the full width of the bridge to see how they perform”.

145. Questions and Petitions from Members of the Public

There were none.

146. Members’ Questions and Petitions

Question received from Councillor Andy Moore:

“It has come to notice that a considerable number of streetlights remain the responsibility of the Town Council despite West Berkshire Council (WBC) being the Highways Authority and that these are generally not to the modern LED standard. Can this Council make it an element of its Strategy to expedite transfer of these lights to WBC?”

The Chairperson responded with the following answer:

“This is unlikely as the devolution programme is moving in the opposite direction – from the District Council to the parishes.”

The CEO also responded with the following:

“The Community Services Manager is examining this issue”

Supplementary question by Councillor Andy Moore:

“In pursuit of our Climate Change policy, should not this Council convert any streetlights under its management to modern (LED) standards whether or not it is anticipated that they may transfer to WBC?”

The Chairperson responded with the following answer:

“The Community Services Manager is examining this issue with our supplier. It is expected that it will be expensive. A programme for renewal/ replacement lights will be presented to the Community Services Committee”.

Question received from Councillor Phil Barnett:

“In this present climate when we are being requested to walk and cycle, safety must be paramount in all our minds. Turnpike road between Fir Tree Lane and

the Henwick roundabout, albeit a speed restricted area, does attract vehicles that might not be expecting to see children crossing between the Tiger's Nursery on the north side of the road to the specific footpath on the south side. The crossing of that road by minors and their parents or guardians is a fraught experience.

Therefore, can this Planning and Highways committee of Newbury Town Council request West Berkshire Council to carry out a survey with the objective of installing a zebra crossing at some suitable point where the majority of pedestrian's cross."

The Chairperson responded with the following:

"We will forward the request to WBC".

Question received from Councillor Martha Vickers:

"Newbury Town Council is responsible for providing Grit Bins across the Town thus preventing inconvenience and potentially serious accidents during the Winter months. Following a recent accident on the Monkey Bridge, I would like to request that the Town Council consider providing a Grit Bin to service the Bridge and if possible, put this in place this Winter."

The Chairperson responded with the following:

"We understand that some residents are already placing grit where required. While WBC are looking for longer-term, permanent, solutions, NTC could compensate those residents gritting the bridge themselves".

147. Schedule of Planning Applications

Resolved that the observations recorded at Appendix 1 to these minutes be submitted to the planning authority.

Regarding application number 4, Councillor Jeff Beck abstained.

148. [20/02779/COMIND](#) Newbury College, Monks Lane, Newbury, RG14 7TD

Object to the proposal based on the new travel plan.

Councillor Vickers objected to the proposed travel plan and recommended that the existing travel arrangements continue after the new junction is provided, as the proposed travel plan does not allow for southbound cars to turn right off the A339.

Interim arrangement needs to allow for a right turn.

Acknowledge that this is outside of the applications parameters.

Proposed: Councillor Tony Vickers

Seconded: Councillor Roger Hunneman

Resolved: That the Committee reject the proposal based on the travel plan. Any plan needs to allow for a right turn and should also retain the current travel arrangements.

149. The WBC Draft Local Plan consultation

A Working Group, comprised of Councillor Vickers, Councillor David Marsh, and Councillor Nigel Foot, would gather to put together a response.

The CEO will ask planning policy to respond to NTC earlier submission, and what changes, if any, were made based on those recommendations

Proposed: Councillor Tony Vickers

Seconded: Councillor David Marsh

Resolved: That the Committee establish a Working Group to draft a response to the WBC Draft Local Plan Review consultation for consideration at the P&H Committee on the 25th of January 2021.

150. Town and Country Planning Act 1990

Application No: [20/01283/COMIND](#) for Proposed new access from London Road and the erection of wall and access gate For Newbury Business Park, London Road, Newbury.

Newbury Town Council's Comments (submitted

13/07/2020): Objection/comments: objection on the grounds that this will create unnecessary traffic on the junction of the A4.

Proposed: Councillor Jeff Beck

Seconded: Councillor Tony Vickers

Resolved: That the Committee advises the Planning Inspectorate that this Council supports the decision of the planning Authority to refuse permission for this development and the 2 reasons for refusal. (Traffic and loss of designated amenity space)

151. Schedule of Prior Approval Applications

Resolved that the observations recorded at Appendix 2 to these minutes be submitted to the planning authority.

152. Update from The Western Area Planning Committee

There was no further information currently.

153. Update from the Town Centre Working Group

Information was received and noted by the members.

154. The Sandleford Joint Working Group

Information was received and noted by the members.

155. Newbury Community Football Ground

Information was received and noted by the members.

Councillor Vaughn Miller informed the Committee about a report which has been published by WBC proposing a new 3G pitch at the Newbury Rugby Club.

156. Forward Work Programme for Planning and Highways Committee

It was agreed to add the following items to the agenda for Monday 25th January 2021:

1. Sovereign have approached us with a pre-application consultation for Phoenix Court development and we have invited them to the meeting of the P&H Committee on the 25th of Jan 2021.
2. Invite Stuart Clark (Flooding - WBC) to the next P&H meeting on 25th of Jan.

There being no other business the chairperson declared the meeting closed at 20:36 hrs

Chairperson

Planning and Highways Committee Meeting
Schedule of Planning Applications Wednesday 6th January 2021

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1	No Objection	Clay Hill	20/02884/HO USE	74 Kiln Road Newbury for Mr L Chard	Garage conversion to form annexe, first floor side extension and single storey rear extension
2	No Objection	Clay Hill	20/02940/FUL	B&Q London Road Newbury for B&Q LTD	Fencing and access gates.
3	No Objection	Clay Hill	20/02910/FUL	Car Park at B and Q London Road Newbury for London Road Limited	Erection of 1no. building for use within Class E along with associated drive-through lane, reconfiguration of existing car park and associated works
4	Rejection based on: The breaking of Section 4 of Sport England's Rules. Not having the adequate toilet facilities. There being an unacceptable lack of separation between grass and car park.	Clay Hill	20/02402/RE G3 (Amended Plans)	Newbury Football Club Faraday Road Newbury for West Berkshire Council	Creation of open space for public recreation including demolition of former football ground clubhouse; delivery of new parking spaces and erection of timber bollards and new fencing generally. Amended: 1. Amended Site Area - altered redline 2. Revised Planning Application Statement - have removed reference to 'e-booking' and replaced with first come first serve and describe the availability of public

	<p>Contrary to the Councils asset community register.</p> <p>Reject the amended description of the land being one of "public recreation", want 'Sport' included</p> <p>Resolved:</p> <p>To reject the proposal based on the previous reasons given</p>				<p>lavatories, their location and what facilities are present.</p> <p>3. Revised Block Plan inc: parking areas revised to achieve 6m aisles, altered provision between timber bollards and fencing and Proposed signage (format and route map to be agreed) to public lavatory facilities.</p> <p>4. Amended Application Form</p> <p>5. Description amended: the words "public recreational sport" has been replaced by "public recreation" to further clarify the proposed use of the site.</p>
5	No Objection	East Fields	20/02711/FUL (Amended Plans)	3 Adlam Villas Greenham Road Newbury for Mr & Mrs Metcalfe	Change of use to Class E (g) with an additional four windows
6	No Objection	East Fields	20/02930/HO USE	10 Porchester Road Newbury for Mr & Mrs Wilkin	Proposed front dormer to enlarge bathroom.
7	No Objection	Speenhamland	20/02879/HO USE	7 Amberley Close Newbury for Malcolm Sheppard	Proposed bay window and open porch
8	No objection, subject to compliance with the requirements of the	Speenhamland	20/02970/HO USE	45 Maple Crescent Newbury for Mr & Mrs Norman	New studio garden building within rear garden, removal of existing trees and new boundary fence and the formation

	Trees Officer and Highways.				of new entranceway into Crescent with dropped kerb
9	Resolved: To support the application	Wash Common	20/02983/REG3	Park House School Andover Road Newbury for West Berkshire Council	Relocation and enlargement of the existing school library within a new extension that connects Park House with the main school building.
10	Resolved: That the Committee reject the proposal based on the new travel plan. The current arrangements should also be retained. Any travel plan needs to allow for a right turn from the A339 for south-bound traffic.	Wash Common	20/02779/COMIND	Newbury College Monks Lane Newbury for Feltham Construction Limited	Section 73 variation of conditions 2 (plans), 3 (boundary treatments), 4 (hardscaping), 6 (BREEAM), 7 (external lighting), 9 (noise from services), 11 (sport England), 12 (travel plan), 13 (cycle and scooter parking), 17 (landscaping) and 24 (E V charging points) of approved 17/03434/COMIND - Construction of a new 1 FE single-storey primary school south of the existing Newbury College, with associated soft and hard landscaping. Construction of a temporary access to the school from the Newbury College site and a permanent access from the A339 to serve the allocated strategic housing site and form the permanent access to the school. Construction of bunds adjacent to the temporary and permanent access roads to prevent access from the roads to private land.

11	No Objection	Wash Common	20/00346/RES MAJ (Amended Plans)	Land North Of Just Learning Nursery Monks Lane Newbury for Feltham Properties Ltd	Approval of reserved matters following Outline Permission 19/00669/OUTMAJ [16 dwellings, including affordable housing, with access from Monks Lane, landscaping and associated infrastructure] Matters seeking consent: Appearance, Landscaping, Layout and Scale. Amended: Amended drawings including: Amended elevations for dwellings; Amendment of design of flats to a traditional dwelling form and double fronting to increased integration with public house and other dwellings; Alterations to parking layout to meet parking standards and highways advice; Indicative lighting scheme for footpath; Relocation of plot H1 to improve visibility splay on bend of road.
12	No Objection	Wash Common	20/02904/HOUSE	8 Three Acre Road Newbury for Mr & Mrs Meir	Single and two storey extensions with attic storage.
13	No Objection	West Fields	20/02499/FUL	32A Northbrook Street Newbury for Cass Holdings Ltd	Change of use of existing first floor rear area to create 1no. additional 1 bedroom flat.
14	No Objection	West Fields	20/02699/FUL EXT	11 - 15 Bartholomew Street	Section 73A: Variation of Condition 16 - Approved Plans and 17 - Landscaping, of

				Newbury for Eden (Pearl House) Ltd	planning permission 18/01827/FULEXT (Erect a part three and part four storey building comprising 60 Extra Care apartments (Class C2) with communal facilities and two retail units (336m2) with undercroft and surface parking provisions).
15	No Objection	West Fields	20/02973/FULEXT	11 - 15 Bartholomew Street Newbury for Eden (Pearl House) Ltd	Section 73: Variation of Condition 10 (No occupant under age 65) of previously approved application 18/01827/FULEXT: Erect a part three and part four storey building comprising 60 Extra Care apartments (Class C2) with communal facilities and two retail units (336m2) with undercroft and surface parking provisions.
17	No Objection	West Fields	20/02964/ADV	17 - 19 Northbrook Street Newbury for Tesco Metro	2X Fascia signs, 1X Projecting sign and 2X Graphic signs
18	No Objection	Adjacent Parish (Clay Hill)	20/02865/HOUSE	6 Yates Copse Newbury for Mr Howe & Mrs Dennett	Two storey side extension, conversion of garage to enlarge kitchen dining room, including additional bedroom and enlarged existing bedroom with internal alterations, additional parking space created to frontage.
19	No Objection	Adjacent Parish (Speenhamland)	20/02788/RESMAJ	Land Adjacent to Hilltop Oxford Road Donnington	Section 73: Variation of condition 2 'approved plans' of approved application 18/03061/RESMAJ: Reserved matters

				Newbury for David Wilson Homes (Southern)	application for phased development of 222 dwellings pursuant to outline planning application number 19/00442/OUTMAJ which relates to Section 73: Variation of Condition 1 (approved plans) of planning application reference 14/02480/OUTMAJ allowed under appeal decision reference APP/W0340/W/16/3143214 dated 20 March 2017 for a mixed use scheme on 23.1 hectares of land, comprising up to 401 dwellings on 11.35 hectares of land. A 400 sq.m. local centre (Use Classes A1/A2/D1/D2 no more than 200 sq.m. of A1) on 0.29 hectares of land, a one form entry primary school site on 1.7 hectares of land, public open space, landscaping and associated highway works). Matters to be considered: Appearance, Landscaping, Layout and Scale, and discharge of Condition 4 (site wide housing mix) and 5 (strategic landscaping plan) of 19/00442/OUTMAJ.
20	Resolved: To support the application	Adjacent Parish (Wash Common)	20/02842/FUL	Falkland Cricket Club Enborne Street Newbury for Mr Daniels	Proposed pitched roof single storey pavilion containing a hall, kitchen, storage and sanitary facilities for use of the 1st Wash Common Scout Group. The existing pavilion at Battery End will be

					demolished once the new building is commissioned and the space will allow for the development of a single four bed dwelling with commensurate parking in an already established residential street
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Appendix 2

Application for Prior Approval

Running Order	Resolution	Ward	Application Number	Location and Applicant	Proposal
1	No Objection	Wash Common	20/02839/PASSHE	5 Kings Mead Newbury for Mr & Mrs Kyprian	An application to determine if prior approval is required for a proposed: Extend existing rear extension. Dimensions 4.20m from rear wall, 3.80m maximum height, 2.60m eaves height.
2	No Objection	West Fields	20/02828/PACOU	7 - 9 The Broadway Newbury for Richard Cotton	Prior approval for first and second storey to be subdivided into 4 flats

					all with adequate natural light to habitable rooms.
3	No Objection	West Fields	20/02829/PACOU	7 - 9 The Broadway Newbury for Richard Cotton	Prior approval for subdivision of ground floor retail unit into 3 separate flats and associated new openings to ensure adequate natural light to all habitable rooms.

Homes for West Berkshire



Sovereign House
Basing View
Basingstoke
RG21 4FA

Customer Contact

0300 5000 926

www.sovereign.org.uk

Newbury Town Council
The Old Town Hall
Market Place
Newbury
RG14 5AA

Our reference: Phoenix Court
Your reference:

4th January 2021

Dear Newbury Town Council

Phoenix Court, Newtown Road, Newbury - Development Proposal

Sovereign Housing Association is working in partnership with West Berkshire Council to redevelop the land at Phoenix Court, Newtown Road, Newbury.

The site is cleared and has been vacant since 2004 pending redevelopment proposals. Given the need for affordable homes in the area we are proposing to redevelop the land to provide 18 new homes for rent and shared ownership.

We are intending to submit a planning application in the next couple of months and therefore are seeking comments from local stakeholders. Due to Covid-19 restrictions we are inviting interested parties to submit comments via a dedicated webpage

Comments can be submitted by email to phoenixcourt@sovereign.org.uk

We will be distributing the attached leaflet to local residents this week inviting comments by the 24th January 2021. The leaflet includes the link below to access the webpage.

Sovereign/developing-homes/phoenix-court

The webpage includes copies of the proposed plans, FAQs, and a link to submit comments by email. Copies of the plans and the leaflet distribution plan are attached.

We would like to hear your thoughts on the proposal. If you have any questions, please do not hesitate to get in touch directly.

Kind regards

Sarah Comer

Development Manager

sarah.comer@sovereign.org.uk

01635 277425

A joint venture to deliver affordable homes in West Berkshire

NOTES

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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 02.12.20 - JTR - RS:
Drawing created.

Rev A - 03.12.20 - RS - RS:
Minor additional information added at client request.



DRAWING TITLE

Proposed Site Layout 1:500

PROJECT

Phoenix Court,
Newbury

CLIENT

Sovereign

SCALE

1:500@A3

DATE

Dec 2020



DRAWING NO.

6362-F-1000

REV

A



Brick



Render



Recon Stone



Roof Tile



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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 23.11.20 - RS - RS:
Drawing created.

A: 01.12.20 - JTR - RS:
Street Scene AA Updated, Streetscene BB Illustrated

B: 03.12.20 - RS - RS:
Section Titles added.

-:

PROJECT

Phoenix Court, Newbury

SCALE 1:250@A3

CLIENT

Sovereign

DATE Nov 2020

DRAWING TITLE

DRAFT
Illustrative Site Scenes

DRAWING NO.

6362/F/702

Matthews Warehouse, High Orchard Street
Gloucester Quays, GL2 5QY T: (01452) 424218

REV

B

Brick

Render

Recon Stone

Roof Tile



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REVISIONS
REV: DATE - DRAWN - CHECKED: NOTES
-: 23.11.20 - RS - RS:
Drawing created.
A: 01.12.20 - JTR - RS:
Additional balcony structure now illustrated to ground floor level



East



South

DRAWING TITLE
DRAFT
Elevation Proposals
Block A / Block B (Handed)

PROJECT
Pheonix Court, Newbury

CLIENT
Sovereign

SCALE 1:100@A3
DATE Nov 2020



DRAWING NO. 6362-F-700
REV A

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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

~: 01.12.20 - JTR - RS:
Drawing created.

Brick



Render



Recon Stone



Roof Tile



North



West

DRAWING TITLE

DRAFT
Elevation Proposals
Block A / Block B (Handed)

PROJECT

Pheonix Court, Newbury

CLIENT

Sovereign

SCALE

1:100@A3

DATE

Dec 2020



DRAWING NO.

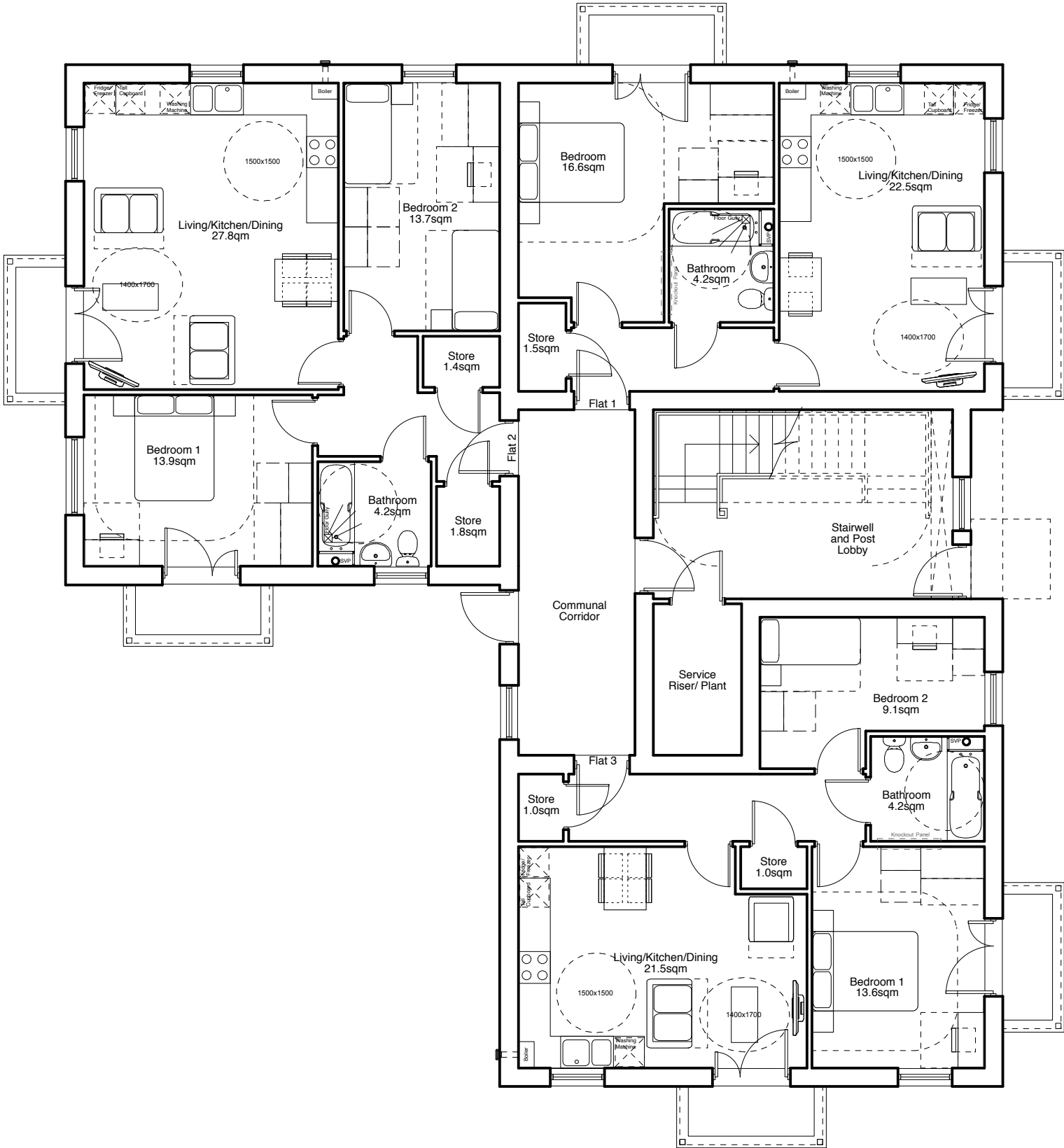
6362-F-701

REV

-

Accommodation Schedule		
Flat 1	1B2P	51sqm
Flat 2	2B4P	71sqm
Flat 3	2B3P	61sqm

Please note flat areas are not inclusive of balcony floor area



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REVISIONS

REV: DATE - DRAWN - CHECKED: NOTES

-: 23.09.20 - LM - RS:
Drawing created.

A: 01.12.20 - JTR - RS:
Floor layouts ammended to match proposed elevations.

DRAWING TITLE

DRAFT
Proposed Ground Floor Plan
Block A / Block B (Handed)

PROJECT

Phoenix Court, Newbury

CLIENT

Sovereign

SCALE 1:100@A3

DATE Sept 2020

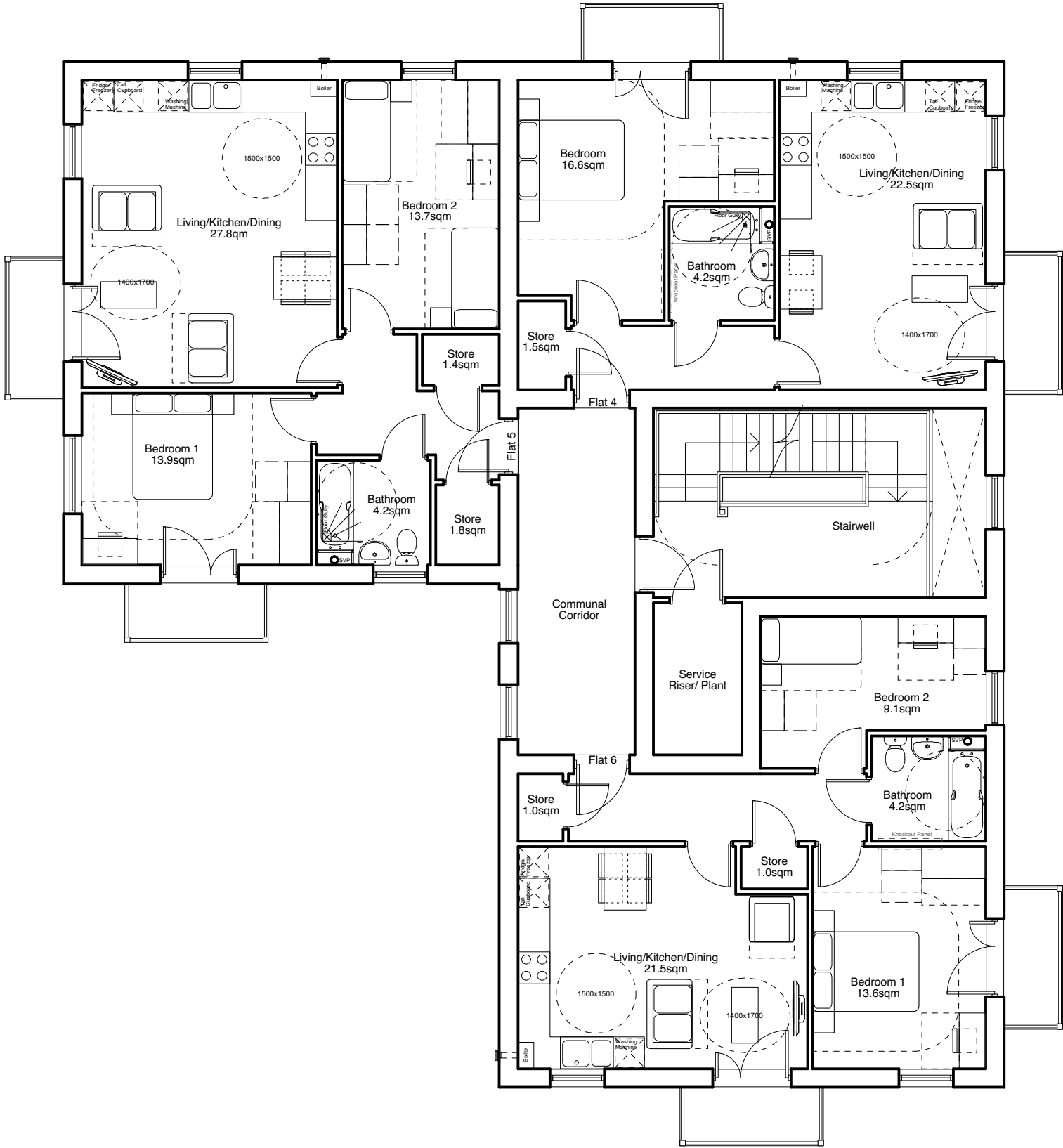


DRAWING NO. REV

6362-F-200 A

Accommodation Schedule		
Flat 4	1B2P	51sqm
Flat 5	2B4P	71sqm
Flat 6	2B3P	61sqm

Please note flat areas are not inclusive of balcony floor area



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REVISIONS
REV: DATE - DRAWN - CHECKED: NOTES
-: 23.09.20 - LM - RS:
Drawing created.

A: 01.12.20 - JTR - RS:
Floor layouts ammended to match proposed elevations.

DRAWING TITLE

DRAFT
Proposed First Floor Plan
Block A / Block B (Handed)

PROJECT

Pheonix Court, Newbury

CLIENT

Sovereign

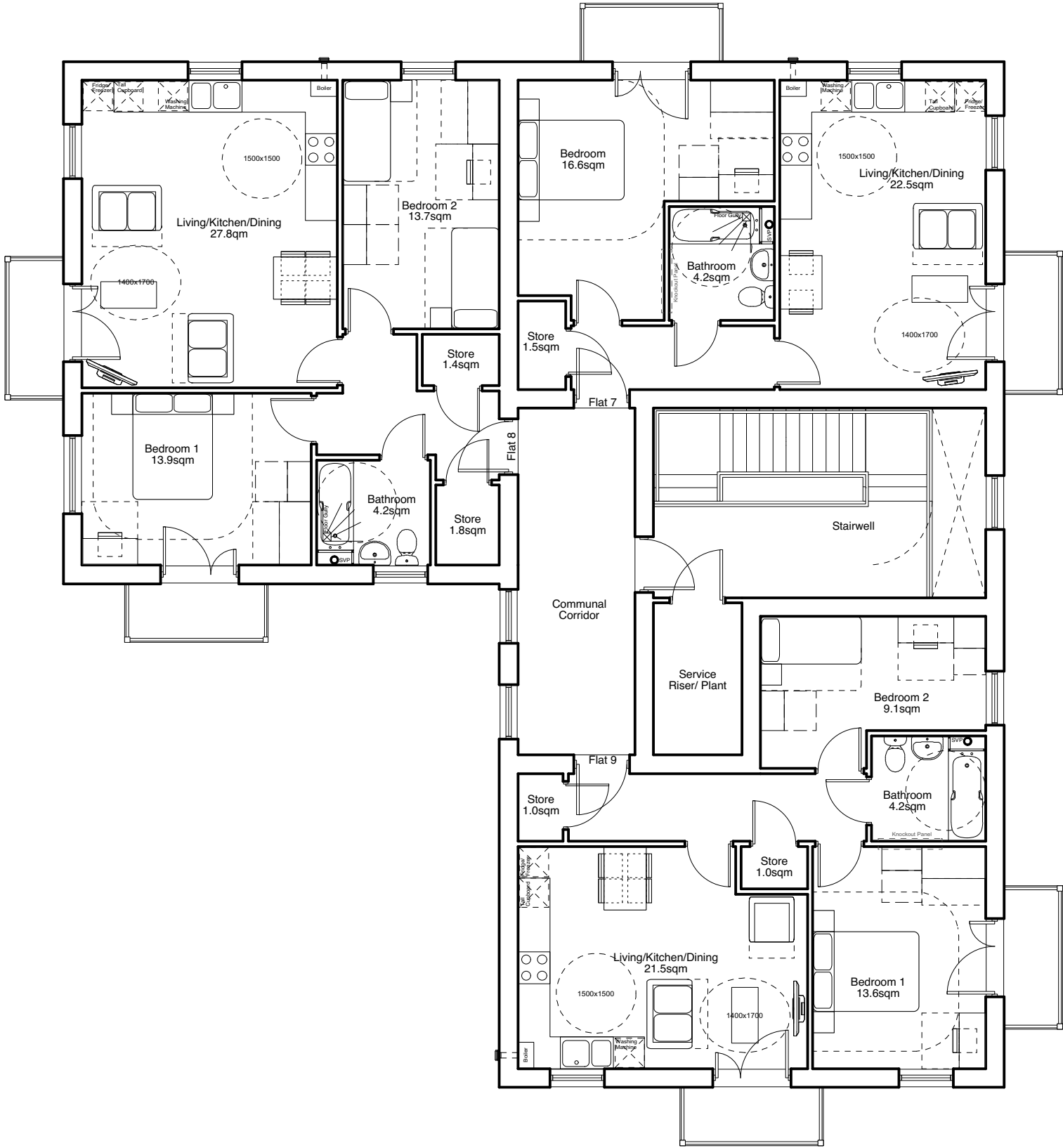
SCALE 1:100@A3
DATE Sept 2020



DRAWING NO. 6362-F-201
REV A

Accommodation Schedule		
Flat 7	1B2P	51sqm
Flat 8	2B4P	71sqm
Flat 9	2B3P	61sqm

Please note flat areas are not inclusive of balcony floor area



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REVISIONS
REV: DATE - DRAWN - CHECKED: NOTES
-: 23.09.20 - LM - RS:
Drawing created.

A: 01.12.20 - JTR - RS:
Floor layouts ammended to match proposed elevations.

DRAWING TITLE

DRAFT
Proposed Second Floor Plan
Block A / Block B (Handed)

PROJECT

Phoenix Court, Newbury

CLIENT

Sovereign

SCALE 1:100@A3
DATE Sept 2020



DRAWING NO. 6362-F-202
REV A

Phoenix Court Newbury

Development proposal





IN PARTNERSHIP

We'd like to hear from you

Sovereign Housing Association is working in partnership with West Berkshire Council to redevelop the land at Phoenix Walk, Newtown Road, Newbury.

This site is the last part of the former Sandleford Hospital site. Originally built in 1836 as the Newbury Union Workhouse, it accommodated 350 people and later became Sandleford Hospital under the NHS until it was demolished in 2004. The site has therefore been vacant for some time and there's a need for more affordable homes in the area. We're proposing to redevelop the land shown below to provide 18 new affordable homes.

-  Site boundary
-  Existing buildings

We'd like to hear your thoughts about the proposal.

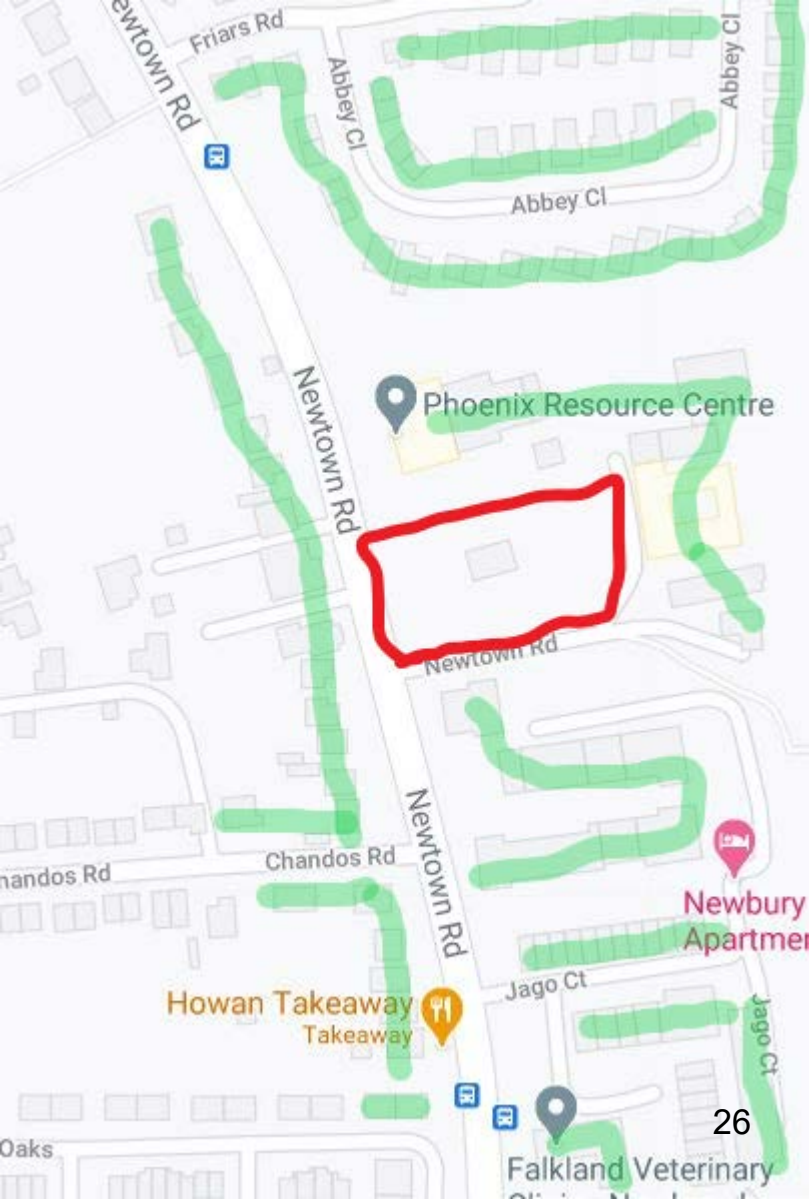
You can view the plans and more information about the development on our website. There's also a link on the website to submit comments or other feedback about the development.

→ sovereign.org.uk/developing-homes/phoenix-court

If you don't have internet access or need this information in an alternative format, please contact us on **0300 500 0926** and we can supply this.

Please note that the period for submitting comments will be open until **24 January 2021**.





Friars Rd

Newtown Rd



Abbey Cl

Abbey Cl

Abbey Cl



Phoenix Resource Centre

Newtown Rd



Newtown Rd

Chandos Rd

Chandos Rd

Newtown Rd

Jago Ct

Newbury
Apartments

Howan Takeaway
Takeaway



Falkland Veterinary
Clinic

26

Oaks

Jago Ct

Planning and Highways Committee Meeting
Schedule of Planning Applications Monday 25th January 2021

Running Order	Resolutions	Ward	Application Number	Location and Applicant	Proposal
1		West Fields	20/03049/LBC2	Rockingham Road Railway Bridge, Rockingham Road, Newbury, RG14 5PA, for Mrs Lisa Bullock	Masonry repairs, waterproofing and other associated reinstatement works.
2		West Fields	20/03050/HOUSE	52 Cleveland Grove, Newbury, RG14 1XE, for Mr V. Cooper	Proposed Single Storey Rear Extension, Loft Conversion and roof Over Existing Garage Door.
3		Wash Common	20/03006/HOUSE (Amended Plan)	4 Oak Ridge Close, Newbury, RG14 6HX, for Mr Lewis Hutchinson	Convert internal garage space into living accommodation. The additional window and brickwork will be chosen to match existing design and colour.
4		Speenhamland	20/02965/HOUSE	4 Dolman Road, Newbury, RG14 1LH, for Mr & Mrs Brian & Donna Savage	Double storey side extension & single storey rear extension.
5		West Fields	20/03076/FUL	Jacobs Well, West Street, Newbury, RG14 1BD, for Mr R Holtby (Greenham Trust)	Change of use from E(g) (i) (building currently vacant) to C2 - 7no. assisted living apartments, single storey extension, internal alterations, new vehicular access and pedestrian access gates, cycle parking and refuse store.

6		Wash Common	20/03012/HOUSE	64 Kingsbridge Road, Newbury, RG14 6EA, for Mrs Parker-Wilson	Side and rear extension
7		Wash Common	20/03041/FUL	Warren Road, Newbury, RG14 6NH, for Donnington New Homes	Improvements and enhancements to Warren Road including demolition of Warren House
8		Wash Common	20/03092/HOUSE	59 Conifer Crest, Newbury, RG14 6RS, for Mr and Mrs R Kirby	Proposed two-storey side extension and front extension to garage.
9		Wash Common	20/03077/HOUSE	1 Heyward Gardens, Newbury, RG14 6AQ, for Mr A Woodfield	Conversion of Garage to Home Office.
10		East Fields	20/03061/COMIND	Units 3 and 4, Newbury Retail Park, Pinchington Lane, Newbury, RG14 7HU, for F&C Commercial Property Holdings Ltd	Section 73: Removal of Condition 2 - Plans/Food Sales and Variation of Condition 3 - Food Sales, of planning permission 18/02478/COMIND (Section 73 - Variation of Condition 7 of planning permission 142802, granted at appeal APP/G0310/A/93/229049 to allow the sale of food [use class A1] from Unit 9. No more than 1858 m2 of floorspace to be used for food sales). Relating to Unit 3.
11		Wash Common	20/03033/PASSHE	24 Oaken Grove, Newbury, RG14 6DX, for Mr & Mrs O'Neill	Single storey rear extension 4.30m beyond rear wall x 3.90m max height x 2.60m at eaves

12		East Fields	21/00050/HOUSE	35 Priory Road, Newbury, RG14 7QT, for Ms S Charles	Proposed extension and alteration to create single storey pitched roof dining/kitchen extension with cloakroom and convert the garage into a store room
13		Wash Common	21/00061/HOUSE	14 Ross Terrace, Old Newtown Road, Newbury, RG14 7DP, for Mrs E. Knape	Garden- replacing existing timber fence and gate with new 2m timber fence and gate giving access to new open carport with timber cycle store behind. House - convert integral garage to a kitchen with new windows and doors to the ground floor.
14		Wash Common	20/02995/HOUSE	7A Gorselands, Newbury, RG14 6PU, for Mr R New	New Porch

NTC Response to Local Plan Review

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Section 1: Introduction & Background

- 1) Do you agree with the proposed policy/site allocation?

It is neither a 'policy' nor a 'site'.

- 2) What are your reasons for supporting or objecting?

This review takes place in the middle of what is an unprecedented set of events that will radically alter the economic life of the country and its neighbours: the Covid-19 pandemic; the end of the BREXIT transition period; the enactment of related legislation (Agriculture and Environment Acts); and declaration of a Climate Emergency by Newbury Town Council (NTC), West Berkshire District Council (WBDC), and the UK Government. Yet almost all the evidence upon which the Local Plan policies presented here are derived pre-date these events.

We therefore question whether it is possible to conclude the process of adopting the new Local Plan before further data is gathered on certain aspects. We are proceeding to comment on the Plan *with that major caveat* and urge the Authority (WBDC) to consider an early review of the evidence and categorically state that some aspects of policy will need amending as soon the impacts of these events are clear.

We refer again to this point in our comments on a number of specific policies.

- 3) What changes are you seeking/what would be your preferred approach?

We would like to see consideration given to an interim review of the newly adopted Local Plan when the impacts of the major changes in context have become clearer in, say, 2024.

In 1.12, we welcome the bringing together of three documents in one. However, we are concerned that the Sustainability Appraisal (SA) and other supporting evidence is not also being actively consulted upon at this time, because in the past it has proved as important to site promoters, developers, and the Planning Inspector as the Local Plan itself. In 1.29 you say it "is intended to be an integral part" of this process, yet there has been no attempt to encourage consultees such as local councils to comment on the SA. We see this as a serious omission. Even the Opposition Members on the Planning Advisory Group were unaware until well into the consultation (on 14th Jan) that the SA was published and at the time of writing (19th Jan) there is no sign of the Infrastructure Delivery Plan and several other key documents.

Section 2: Context

2.6 states "West Berkshire is well connected in transport terms". This is true of most of the district, however not true of Thatcham, which leads us to question the decision to allocate so many more houses in NE Thatcham. Traffic to and from the main road network (M4 / A34) has to pass through Newbury and this adds to congestion. There is a need for a road link –

especially for HGVs – from the east of Thatcham railway station (by bridge over road and canal /river) from A4 to A339, via New Greenham Park. This could continue between the Swan roundabout south of the River Enborne to link with Newbury bypass at Wash Water.

Section 3: Our Vision

1) Do you agree with the proposed policy/site allocation?

Yes.

2) What are your reasons for supporting or objecting?

We strongly support all Strategic Objectives and Objective 1 (Climate Change) in particular but note that for West Berkshire to become carbon neutral by 2030, the contribution from new developments will almost certainly need to go further than current national policy requires in terms of environmental sustainability. The stock of existing buildings will be much harder to retrofit for sustainability than is possible with new developments.

The Council declared a Climate Emergency in 2019. This reinforces the imperative of giving very high priority to environmental sustainability in all aspects of the new Local Plan – if necessary, at the expense of economic and even social sustainability. However, nothing could be more likely to fail to secure social and economic sustainability than failure to tackle climate change, because all the evidence (e.g. The Stern Report of 2006) indicates that the costs of doing so overall and in the long term will increase unless measures are taken early.

Therefore, our approach to achieving this aspect of the Council's Vision will be to consistently give much greater weight to a development's contribution to mitigation of climate change than to being "in keeping with the character and distinctiveness of the area". This applies as much to the AONB as to the rest of the District, where changes implied in the Environment and Agriculture Acts are likely to lead to changes in spatial planning, and in the landscape of rural areas, of greater impact than in recent decades.

3) What changes are you seeking / what would be your preferred approach?

Absolute priority being given to tackling Climate Change.

Over the Plan period, even if all new homes are built to zero carbon standards, there will by 2037 be only a small reduction in the overall carbon footprint of the District. New builds in any one year seldom accounts for more than 1% of total built stock.

That does not mean it is not worth insisting on the highest standards in all new builds, but it does mean that every opportunity to encourage upgrading or replacing poorly insulated and badly maintained buildings (especially homes or buildings that could be homes) must be taken, in addition to permitting new builds.

Whatever can be done through the planning system by amending this Local Plan should be done, in the interests of sustainability. Our Vision is for West Berkshire to set the national

benchmark standard for ‘green prosperity for all’, beginning with its own land at Newbury’s London Road Industrial Estate as an exemplar carbon positive mixed development and matched by a new urban quarter in the Kennet Centre.

Section 4: Spatial Strategy

Policy or Site Ref: SP 1

1) Do you agree with the proposed policy/site allocation?

Yes – but with a changed proposed.

2) What are your reasons for supporting or objecting?

The Spatial Strategy is well balanced, apart from not recognising that it may be necessary to allow some high-density housing within Designated Employment Areas that need modernisation and redevelopment in order to make such redevelopment economically viable.

It seems odd that the LPA is aware that one promoted housing site within a Newbury DEA already has the benefit of planning consent on part of its area for several years’ worth of ‘windfall allowance’, yet this does not feature anywhere in the calculations of housing need and the assessment of overall windfall allowance in the Plan Period takes account only of ‘small sites’ of less than 10 dwellings.

We particularly welcome the supporting text in 4.18, where it refers to “maintaining vibrant and balanced communities” and “opportunity to reduce out-commuting and the need to travel”. This applies as much to service villages in the AONB as elsewhere. The post-Covid environment is likely to mean that even those whose jobs notionally are based outside their home area – or even outside the District – will be able and willing to travel less for work purposes, because working from home for at least part of the time will remain the norm. It is largely for this reason that we wish the Local Plan to be more flexible about new developments of all kinds in and adjacent to the AONB. However, we see no need to amend SP 1 in this respect.

Section 4: Spatial Strategy

SP 2 – NWB AONB

1) Do you agree with the proposed policy?

No

2) What are your reasons for supporting or objecting?

This section is headed “Our Place Based Approach” but goes on to refer to “landscape led” planning. The two phrases are not the same, but “place” is much more than landscape.

“Place” implies the entire perceived human geography: social, economic, and environmental. The AONB is more than mere landscape and the landscape we inherit is the result of centuries of stewardship by local people, who need to live and work in it as a community. We feel that much of the North Wessex Downs has become exclusive to people who live in it but do not work it or particularly wish to share it – even with Nature. Much of it is a prairie, barren of wildlife. It is not a place that future generations living working or visiting from the rest of the District and beyond will enjoy unless we plan differently.

If the people of Newbury, Thatcham, and the outer suburbs of Reading – residents of West Berkshire – are to be expected to continue helping to pay to conserve and enhance the AONB then the Local Plan must accommodate more housing for its villages to remain or become viable, through tourism and new rural businesses offering employment within active travel distance wherever possible.

We welcome the initiative of some villages in the AONB to prepare their own Neighbourhood Plans, noting that this will have to involve community led planning for more homes than are set out in this Local Plan. We trust this will enable some of the pressure on countryside surrounding our towns to be relieved. We do not see that all land outside settlements in the AONB needs protecting from development, even if it isn’t entirely ‘landscape led’. Development should always be sustainable but the social and economic aspects of tackling climate change can and should go alongside the environmental – which is about much more than preserving landscape as it is now.

The conservation of the natural beauty of the landscape should not be the only “primary consideration” in assessment of development proposals in the AONB. The need to combat climate change is just as important in the AONB as anywhere outside it and there may be development proposed that helps tackle climate change but which it could be argued does not enhance the landscape.

Climate change will, if unchecked, affect the landscape of the AONB and the nature of rural life more generally and permanently than even quite major forms of development. Therefore, it is of no less importance to use development proposals that come forward there as a means of tackling climate change than it is elsewhere.

3) What changes are you seeking / what would be your preferred approach?

The last sentence of the first paragraph in the policy should be amended thus:

“The conservation and enhancement of the natural beauty of the landscape will be a prime consideration in the assessment of all development proposals, alongside the contribution made to tackling climate change.”

The second sentence in the next paragraph should be amended thus:

“Planning permission will be refused for major development in the AONB except in exceptional circumstances, and/or where it can be demonstrated to be in the long-term public interest.”

SP 3 – Settlement Hierarchy

We support the settlement hierarchy, especially the need to retain separate identity of adjacent settlements. We regret that the gap between Newbury & Greenham has already almost disappeared but strongly urge that the remaining gap around St Mary's Church Greenham is retained, also the gap east of the Community Hospital which is in Newbury despite having a Thatcham postal address.

The expansion of Newbury settlement area into parts of Cold Ash, Shaw, Speen, and Enborne is of concern, especially with the introduction of CIL and the pressure that new development in those parishes puts on Newbury town centre community services, which are "supporting infrastructure". Therefore, at the earliest opportunity we wish to see a Community Governance Review undertaken by the District Council to adjust parish boundaries, although we realise this is not part of the Local Plan process.

SP 4 – AWEs Aldermaston & Burghfield

We note the major constraints imposed on development and the knock-on effect this has on Newbury and Thatcham in particular.

Section 5: Responding to Climate Change

SP 5

- 1) Do you agree with the proposed policy/site allocation?

Yes – but we wish to strengthen it.

- 2) What are your reasons for supporting or objecting?

We wish to positively encourage developments whose main purpose is to combat climate change, such as renewable energy projects.

It is not enough that development proposals aim to be themselves carbon neutral. The Local Plan must reflect what is said in the Council's Environment Strategy: "any carbon dioxide gas emissions within West Berkshire will be balanced with an equivalent of emissions that are either offset or prevented".

Developments should aim where possible to be carbon positive, to counterbalance the many existing developments – some still being built out – which are carbon negative. Developments that are specifically to provide renewable energy must be encouraged and supported, especially on Council owned land or when community-led to supply nearby settlements. Such developments should be considered as part of the essential infrastructure of the District and able to be part funded by CIL contributions from other developments.

3) What changes are you seeking/what would be your preferred approach?

In this sentence: “All development should contribute to West Berkshire becoming and staying carbon neutral by 2030” the words “as much as possible” should be added after “contribute”.

Add to the end of SP 5 the following:

“Any development proposals whose main purpose is to reduce the carbon footprint of West Berkshire and which are themselves carbon positive will be looked on favourably, even if they are in conflict with other policies in this Local Plan. In particular, proposals which retrospectively incorporate renewable energy into local homes and communities will be supported.”

SP 6 – Flood Risk

We support this policy but require more clarity around the meaning of when “the benefits of the development to the community outweigh the risk of flooding.”

Reason: For example, when an existing residential property in an area of high flood risk has extremely poor flood protection and is so structurally unsound as to be uninhabitable without extensive refurbishment, unless it has a heritage value the policy should regard the benefits to the community from replacing it with a modern, well insulated dwelling (or dwellings) that fully mitigate flood risk as well as significantly reducing the property’s overall carbon footprint should mean that no sequential test is required. It is unreasonable to expect an owner to undertake work on such a property that costs more than it would to replace it. It can result in land in an otherwise sustainable location remaining out of use indefinitely, which cannot in the interests of the wider community.

Change proposed: In the paragraph beginning “A Sequential Test does not need ...” after “changes of use,” add “a site in a settlement that has remained unoccupied for more than three years”.

We note in 5.14 the supporting text refers to Sequential/Exceptions Tests being needed for sites allocated within this Plan “when the proposed use and/or vulnerability classification” differs from the allocation. The LRIE DEA in Newbury is being promoted heavily for “residential led” redevelopment which ought to mean that Sequential and Exceptions Tests are needed for the whole site, since it already has a Master Plan approved by the Council as landowner. This needs to be stated explicitly somewhere, possibly here.

SP 7 – Design Principles

We support this policy while noting that not all the stated bullet points will be relevant or carry the same weight in any one development.

SP 8 – Landscape Character

We support this policy but would like clarification as to what is meant by “perceptual components” of the character of the landscape. We would also like to see some reference to features that are widely regarded as eyesores in the landscape – even the urban scene – such as the former post office building (the BT Tower) at the junction of Bear Lane and A339. We would dearly like to see something in the Local Plan that provides strong encouragement for development that removes such eyesores.

SP 9 – Historic Environment

We support this policy but wish to add another category to the list of what constitutes “heritage”: “ancient ways”.

Reason: our precious rights of way network is not just an important transport and green infrastructure feature but also very largely an important vestige of the history of the area. Many footpaths, tracks, ‘green lanes’ and drove roads enhance our landscape and need to be preserved for the education as well as enjoyment and practical use by future generations. Too often their heritage value is destroyed with careless urbanising treatment by developers, if they are not altogether obstructed, neglected, or demolished entirely.

Wherever possible all such historic routes should be preserved in the state they are found at the time a site is brought forward for development, or at least as much of them as possible incorporated in the public rights of way network through Definitive Map Modification Orders (DMMOs) to ensure they remain open for use, protected and well managed. This is as important within settlements as in the open countryside.

Proposed changes: add in “f)” after “areas” the words “historic routes”.

SP 10 – Green Infrastructure

We strongly support this policy. However, we wish to have more support for allotments here.

Reason: Developments in urban areas such as Newbury’s settlement area need to make specific provision for allotments at the earliest stage, in consultation with local councils which have statutory responsibility for providing them but have great difficulty finding land for them.

In Newbury, there is currently a large waiting list for plots, and we believe the demand for allotments can only continue to grow as housing densities have increased in recent decades while we now see support for reducing “food miles” and the health and biodiversity value of allotments over that of some other forms of green infrastructure.

Housing developments of more than 100 dwellings with densities greater than 30 should be required to make specific on-site provision for allotments according to the needs of surveys of demand carried out in partnership with surrounding parishes, or to contribute a financial contribution towards off-site provision. All other housing developments should contribute through the parish component of CIL.

Allotment should not be taken as public open space. Rather they should be seen as an addition to public open space (see in the DC 37).

Change proposed: In the supporting text, we wish to see a paragraph that reflects the above.

SP 11 – Biodiversity & Geodiversity

We support this policy but again feel that it ought to mention the biodiversity value of allotments.

SP 12 – Housing Delivery

We neither support nor object to this policy because we are not able to comment adequately on the method of arriving at the target number of dwellings. We note (6.6) that this is liable to change in any case and accept that there has to be a number here.

Some doubts about the current methodology are raised by the inclusion in the Local Plan of some sites that are already largely built out (parts of RSA 6), others that have been recently refused for numbers of dwellings smaller than stated in the Plan (RSA 5), yet more that have had planning consent for some time (remainder of RSA 6, RSA 2). On the other hand, there are sites not specifically mentioned in the Plan at all that have had planning consent including substantial amounts of housing for some years, seemingly because they are within a DEA (Faraday Plaza in LRIE). Nowhere is this explained.

We wish to improve the aim of the policy in terms of climate change to allow loss of existing homes if it can be shown they are not habitable and that they can be replaced in situ with a net long-term gain in terms of tackling climate change and no net loss of habitable dwellings.

Reason: to assist with the aim of achieving carbon neutral by 2030 and also to upgrade properties that have unavoidably high carbon fuel usage, in accordance with the council's Housing Strategy.

Change proposed: add to last sentence "... including replacement of dwellings that are unavoidably expensive to heat by carbon fuels, where the net long-term cost (including cost in use) can be shown to be significantly reduced by re-build and there is no net loss in terms of numbers of dwellings on the development site."

SP 13 – Sites allocated for residential and mixed-use development in Newbury and Thatcham

We do not support this policy. We comment separately on SP 16 & 17.

Reasons: As stated above in SP 12, there appear to be inconsistencies in the selection of sites to include in the Plan. For the Newbury settlement area and a bit beyond, we list all sites in the draft Plan, the HELAA, the 2013 SHLAA and the HSA DPD in a separate document to be read with this response.

Changes proposed:

- 1) Delete these sites and include them instead in “sites with planning consent and/or under construction” in the explanation of total housing numbers required in SP 12 supporting text: RSA2, RSA3, RSA4, RSA6.
- 2) Delete RSA5 altogether as undeliverable.
- 3) Add the following HELAA sites with appropriate RSA numbering, maps, and descriptive text:
 - a) NEW02 land south of Phoenix Centre, Newtown Road – 24 dwellings
 - b) NEW07 former Magistrates Court, Mill Lane – 13 dwellings
- 4) Include NEW01 HELAA site housing numbers taken from promoter’s Council approved Master Plan – minimum 258 dwellings. We would like to see a higher figure of around 550, taking account of the consented development Faraday Plaza and without removing the DEA status of the site in this Plan but accepting that it can deliver both a major increase in employment and significant new housing.

These changes taken together would go a considerable way towards meeting the overall housing need in the District. None of them should be considered ‘windfall’ sites because all have been promoted for housing and are shown in the HELAA as deliverable in this Plan period.

SP 14 – Sites allocated for residential development in Eastern Area

We do not wish to comment.

SP 15 – Sites allocated for residential development in the AONB

We do not wish to comment.

SP 16 – Sandleford

We continue to strongly oppose this policy.

Reason:

- A. Warren Road can never be suitable as an “all vehicle” access for the whole site of upwards of 1500 dwellings and supporting local centre. If Sandleford is ever to be built, it does need all-vehicle access roads on each of three sides: north towards Newbury town centre; east directly onto A339 for southbound traffic; and onto A343 for traffic bound for A34 in both directions. An access road in the middle of Wash Common next to two schools and two churches must be only for emergency vehicles, buses, pedestrians, and cyclists. If there is ever a “Sandleford South”, then extend site south to enable perhaps a fourth all-vehicle access to the whole site could be onto

Andover Road south of the settlement area at Wash Water. However, this is deemed undeliverable within the Plan period. Therefore, Sandleford as described in the SPD should not be considered until an acceptable fourth access route is deliverable.

- B. A 'local centre' should be a business and social 'hub' not primarily retail or employment. Changing travel and working patterns indicate that families will spend much more time in their local communities and less time "at work". Therefore, large developments such as this need to make provision for larger social and all-purpose community support facilities within the site, in partnership with the local council[s]. These must be delivered much earlier in the build-out than has been the case with recent large developments such as Newbury Racecourse and North Newbury.
- C. The Climate Emergency, the Council's Environment Strategy and other precedents (e.g. Wiltshire's recently adopted Local Plan) lead us to believe that a much greater buffer is required around ancient woodland within this site. Unless this is provided, we believe the development will be contrary to the aims of the Biodiversity policy SP11.

Change Proposed:

We do not believe this policy should remain in the Local Plan without a complete review because it has been shown to be undeliverable even before the Climate Emergency was announced and is certainly not deliverable now unless the SPD is revised to reflect the emerging Local Plan policies.

SP 17 – Thatcham North East Strategic Housing

We will not comment on this in any detail but have grave reservations about the need for such a large housing development in a part of the District that is poorly connected to the wider transport network. We fear it will impact upon traffic congestion throughout the Newbury & Thatcham Plan Area and beyond and we have not seen anything in the supporting evidence to alleviate those fears. We reserve judgement until the Regulation 19 consultation stage.

SP 18 – Housing Type & Mix

We broadly support this policy.

Reason: We wish to strengthen support for community needs housing: self-build, co-housing, etc. The housing market lacks innovation and fails to meet a wide range of needs.

We believe that housing designed mainly by and built for those who intend to live in it themselves is generally of a better quality than what the major volume home builders produce, because their main duty is maximising shareholder profit, and they have to an unhealthy extent dominated the land market.

Change Proposed: In last paragraph, change “may” to “will normally” in first line.

Amend 6.53 in supporting text by adding sentence at end: “The definition of ‘local community group’ includes any such group including members having a connection to West Berkshire.”

SP 19 – Affordable Housing

We strongly support this policy.

Reason: The reference to the need for all affordable housing to be “built to net zero carbon standards” is welcomed. For those who cannot afford market rents or mortgages, the cost of heating and powering their homes is especially important. Provided similar policies are adopted nationally by LPAs, economies of scale for developers should ensure that the cost of making homes both affordable and sustainable in climate terms should not be excessive.

SP 20 – Economic development

We do not support this policy.

Reason: There is no reference to the impact of Covid-19. All evidence pre-dates the pandemic. Whilst the implications for strategic spatial planning are not yet clear, evidence is mounting that casts doubt on the need for new office floor space and indicates that much employment will be largely home-based. In particular, the concept of the “15-minute neighbourhood” is gaining support within the planning profession.

Change Proposed: To be discussed. None at this time

SP 21 – Sites allocated for Economic Development

We wish to add Newbury Showground adjacent to J13 as an additional storage and distribution area.

Reason: This would reduce the number of HGVs travelling into and through Newbury along the A4 from west and north in particular and enable other employment sites within Newbury to be redeveloped for commercial and industrial purposes. Junction 13 is the obvious hub for distribution networks and the Showground seems likely to undergo viability issues, as well as causing severe traffic congestion on local roads at certain times.

Some light industrial and other commercial uses could also be relocated to the Showground from LRIE (possibly temporarily) while that site is redeveloped.

SP 22 – Transport

We support this policy.

SP 23 – Infrastructure requirements and delivery

We cannot be expected to comment on this policy until the Infrastructure Delivery Plan is published.

NON-STRATEGIC HOUSING SITE ALLOCATIONS

We only comment in detail on those that are within or adjacent to Newbury Settlement Area. However, in general we believe that a few more small sites need to be identified outside of major urban areas in Rural Service Centres and Service Villages, for reasons given above (SP nn). We would prefer these to come forward through community led neighbourhood planning.

RSA1 Kennet Centre

We support this allocation.

RSA2, 4 & 6

These sites all have planning consent and much of RSA6 is already built and occupied. We do support their allocation in the Plan. In policy terms, the consented planning applications seem to make their inclusion superfluous.

Reason: see SP 13 above.

Policy DC1 – Development in the Countryside

Make explicit reference to zero carbon homes.

Reason: To allow for innovative solutions in response to climate change.

Change Proposed: In 9.7 of the supporting text and especially in relation to ‘c’, ‘d’ and ‘j’ of the listed ‘criteria’ in the policy, add the following sentence:

“Developments that achieve or closely approach zero carbon or better in terms of their overall impact in any location within the countryside are likely to be looked on favourably, if they also fit one or more of the above criteria.”

Cross-ref. to DC23 & DC33.

DC 2 – Health & Wellbeing

We support this policy.

Reason: This is a vital aspect of “place making”. However, it needs to take account of the whole life of the development, its surroundings, and future occupants - not just initial build quality and residents.

DC 3 – Building Sustainable Homes & Businesses

We support the approach to homes having a nationally recognised and measurable standard of quality. However, we do not support the treatment of Renewable Energy as merely a class of Business: category “3”.

Reason: Renewable Energy should be a separate DC policy on its own to highlight its importance. There are ‘developments’ which are purely for renewable energy, e.g. solar arrays, micro-hydro and wind turbines. Under ‘3’ currently there is ‘A’ which deals with renewable energy as part of a residential or commercial development. ‘B’ is for renewable energy developments that are ‘stand-alone’. These should be in the Local Plan but as a separate category with its own policy, in particular to cover schemes in ‘countryside’. This should be referenced in the proposed amendment to SP5 (see above) and only the sub-category “A” should be part of this policy.

Change Proposed: New DC policy linked to an amended SP5 and worded as ‘3.B’ here. The policy should also explicitly encourage developments that have local community backing and/or where the energy and/or revenue generated from the development will accrue to homes and/or businesses in West Berkshire.

The Supporting Text from 10.22 to 10.24 should be moved to accompany the new policy.

DC 4 - Environmental nuisance and pollution control

DC 5 - Water quality

DC 6 - Water resources

DC 7 – Air Quality

DC 8 – Conservation Areas

DC 9 – Listed Buildings

DC 10 – Non-designated Heritage Assets

DC 11 – Registered Parks and Gardens

DC 12 – Registered Battlefields

DC 13 - Assets of Archaeological Importance

DC 14 – Trees, woodland & hedgerows

Include provision in this policy for large tree planting schemes in or near settlements to have prior planning permission.

Reason: Large areas of new tree planting near to residential areas should require planning permission. They can cause harm to the amenity of nearby homes.

Change proposed: Add to end of policy, in separate paragraph:

“Whilst the Council supports the planting of trees in the countryside, which is normally not a matter for the LPA, large areas of tree planting can over time cause harm to the amenity of nearby residential properties. Therefore, schemes for more than [n] trees capable of reaching a height in excess of [m] metres may require planning consent if within a settlement area or if the nearest settlement boundary is within [x] metres of any part of the proposed planted area.

Delivering new Housing

DC 15 – Entry level exception schemes

We support this policy.

Reason: Although the policy is unlikely to be needed in Newbury or Greenham since all land suitable for development is either already allocated for housing or needed for public open space, or protected in some other way from development, it is needed adjacent to many other settlements.

DC 16 – Rural Exception Housing

This policy is not applicable to the Newbury settlement area or the rest of Newbury & Greenham.

DC 17 – Self and custom build

We strongly support this policy.

Reason: see SP 18. Quality of housing is generally higher when designed and built for an end user. We would like to see more publicity given to the policy, because surveys by the national association for self- and custom-built housing show that few people know about these as a separate category and it should be actively promoted.

DC 18 – Specialised housing

We support this policy.

DC 19 – Gypsies, travellers, and travelling showpeople

We support this policy apart from the inclusion of the need to be on previously developed land which we feel is not at all necessary. Whilst desirable, the words “previously developed” [land] should be prefaced by “high quality agricultural or public open space (or access) – or (preferably) -”.

DC 20 – Retention of mobile home parks

We support this policy.

DC 21 – Residential use of space above shops and offices

We support this policy. However more consideration needs to be given to the need for storage of cycles and bins, possibly on a communal basis.

DC 22 – Housing Related to Rural Workers

This policy is not applicable to Newbury or Greenham although many “rural workers” are currently living in the Newbury settlement area and we support it.

However, as: “The Council is responsible for the local highway, cycle and walking, and public right of way networks as well as supporting public transport networks..... All development proposals will be required to demonstrate that they do not adversely affect these networks or that they can mitigate the adverse impact.”, we would like to add: “In the case of active travel networks, we wish to see opportunities to enhance them adopted. We expect all major development proposals to demonstrate how they have considered ways of improving local permeability into, out of and through their developments.”

DC 23 – Conversion and/or re-use of existing redundant/disused buildings

We do not support this policy as it stands.

Reason: There should be more flexibility to re-use buildings that are not structurally sound in their entirety. To We wish to preserve - or restore and re-use - structures in the countryside that reflect the local character and to remove eyesores.

Change Proposed: Delete ‘(i)’ and renumber. Add in Supporting text:

“Conversion of a building that is partially but not wholly structurally sound to a residential use will not normally be allowed unless the building is itself of heritage value, its retention for another use cannot be justified and re-use will enhance its heritage value or that of its setting.”

Para 11.49 in the existing Supporting Text is very hard to understand as written. In any case, it might be itself redundant if the above amendment is accepted.

DC 24 – Replacement of Existing Dwellings in the Countryside

This policy is not applicable to Newbury or most of Greenham, but we support it.

DC 25 – Extension of residential curtilages in the countryside

We support this policy although it does not apply to Newbury or most of Greenham.

DC 26 – Sub-division of Existing Dwellings in the Countryside

We support this policy although it does not apply to Newbury or most of Greenham.

DC 27 – Residential extensions

We support this policy.

DC 28 – Residential annexes

We support this policy.

DC 29 – Residential space standards

We support this policy.

DC 30 – Residential amenity

We support this policy.

DC 31 – DEAs

We broadly support this policy, but it is unclear what is meant by “small scale commercial and services uses” or why they might not be permitted in DEAs.

Reason: Every kind of “commercial and services” land use would seem to involve “employment”. So, it is unclear why there is a need for any policy to control it. It might even be encouraged, because if (for example) it means personal services like hairdresser or food takeaway food, then locating such businesses within a DEA surely should reduce the need of customers working in that DEA to travel to/from the DEA to secure those services.

An entire rethink of “business uses” within the Local Plan appears to be needed. So much “business” now takes place within the home. It makes the separation of “residential” and “non- residential” property for all purposes (including local taxation) seem outdated. However, this is a matter beyond planning policy although linked to it.

There should perhaps be some reference to “live-work” units here – or in a separate policy.

Change Proposed: None proposed at this stage. Examples are needed to show why this aspect of the policy is required, especially with the major changes expected to the nature of “offices”. However, that part which allows for “Outside of DEA” business uses is supported, although the use of “(a)” when there is no “(b)” is redundant.

DC 32 – Supporting the Rural Economy

We support the policy. However, there is lack of clarity about the definition or “rural” in this context. Market towns like Newbury, Thatcham and Hungerford are integral to the “rural

economy” but the policy appears to be intended to relate purely to businesses located in what in planning terms is “open countryside” and not in “settlements” at or near the top of the hierarchy used in this Plan.

Reason: this policy should not exclude development in larger settlements across the District which genuinely support “rural business” (e.g. breweries) but should make it clearer under what circumstances a development proposal that doesn’t need to be located in the countryside might be permitted.

Change proposed: we do not at this point have a suggested form of words.

DC 33 – Redevelopment of previously developed land in the countryside

We support this policy, but it should be made clear that it applies not just to land with buildings on it but also to land where there may be no trace or record of what building[s] previously existed. All that should be needed to enable development to occur in accordance with DC 1 and this policy is the existence of a hard man-made foundation of no archaeological value.

Proposed changes:

- 1) In the first line of the policy delete “existing buildings on”
- 2) Start “i)” with “The land or any existing buildings are ...”

DC 34 – Equestrian/racecourse industry

We support this policy, apart from concern about the possible impact of Racecourse events (noise) on neighbouring residential land. not in policy

Reason: There has been a significant increase in evening events at Newbury Racecourse that are not related to racing, at the same time as a very large increase in numbers of homes on adjacent land within the Racecourse’s ownership. This could harm the amenity of residents who may have been unaware of the frequency and type non-racing activities there.

We are also concerned about the more general disregard for the interests of their leaseholders and occupiers exhibited by the Racecourse and by the ‘gagging clause’ in their lease to property owners which seems to disenfranchise them with respect to this. Whilst this may not be entirely a planning matter, we believe it has an impact on how future proposals for development by the Racecourse should be regarded.

Change Proposed: Add to end of Supporting Text for Newbury Racecourse:

“Development proposals in support of events not related to the racing industry and likely to occur mainly in evenings or at weekends must demonstrate community support and sensitivity to noise and traffic impacts on the neighbourhood and highway network.”

DC 35 – Transport infrastructure

- a. Minor change regarding re-use of former railway lines
- b. Aim to reduce need to travel by car

Reason:

- a. The Hermitage to Hamstead Norreys cycle path has recently been completed. The current focus is the link between Hermitage and Newbury, which will require considerably most funding but also potentially have much greater benefits.
- b. The ideal transport policy would not rely on private car ownership at all. The concept of a “15-minute neighbourhood” applied to a sustainable modern settlement in a Climate Emergency would require all daily needs to be met without a car.

Change Proposed:

- a. In 12.48 of Supporting Text, in last sentence replace “re-use the alignment” with “replace that part”; also delete all after “railway line to provide” and replace with: “... between Hermitage and Newbury, a route for both leisure and potentially commuter use, incorporating existing minor roads and bridle ways as necessary.”
- b. Somewhere in Supporting Text – preferably at the end of first para (12.44) or immediately after it, there needs to be a statement such as: “At all stages in planning for a major development, proposals should consider ways of reducing the need to travel, especially during the working day. Where possible, all facilities needed on a daily basis should be located within a 15-minute journey time of a new place of employment or residence by means other than the private car. If necessary, facilities should be provided on site.”

DC 36 – Parking & Travel Plans

- a. Travel Plans should be in a separate policy.
- b. Add reference to on-road parking outside Residents Parking Zones

Reason:

- a. There is much more to travel planning than relates to parking. It needs a separate policy because of its importance to spatial planning of new developments.
- b. With new on-road cycle lanes being introduced with the LCWIPs, we need to protect roadsides that are designated for cyclists as no-parking for all vehicles.

Change Proposed:

- a. Completely re-word to emphasise that travel needs to be a core consideration in any major development, whether there is land for parking or not. It is the need for vehicular travel that Climate Emergency requires consideration of. This would then obviate the need for the first sentence in this part of Policy DC 36.
- b. Add new paragraph immediately above current “Travel Plans”: “Where any proposed development abuts a designated primary cycle route on a road that has insufficient width to provide that route segregated from vehicular traffic or pedestrians, the development must not result in additional on-road parking and should where possible enable any existing on-road parking to be accommodated within the site. This applies outside Residents Parking Zones and even beyond settlement boundaries – but not where speed limits are below 30mph.”

DC 37 – Public Open Space

We support a generous provision of public open space in all housing developments.

‘Public’ means public. Public space should not be exclusive to any specific development but rather should include the wider community.

DC 38 – Broadband, Fibre to the premisses

We support and encourage this policy.

We would like to see broadband infrastructure funded by the CIL pot.

DC 39 – Provision of local Shops, farm shop

Developers must provide a more generous and flexible allocation of land for community facilities and provide it earlier in the build – done in partnership with the local council(s).

LOCAL PLAN REVIEW – DRAFT HOUSING SITE ALLOCATIONS

The sites selected for the Local Plan Review (LPR) are a sub-set of those in the Housing & Economic Land Availability Assessment (HELAA). Alternatively they might be carried forward from the current Core Strategy (CS) or Housing Site Allocations (HSA) Development Plan Document (DPD). The [interactive HELAA map](https://info.westberks.gov.uk/helaa) indicates where they are and also where the many other non-selected sites are. Further details of HELAA at <https://info.westberks.gov.uk/helaa>

Some sites were also promoted during the previous Local Plan (2006-26) and are listed in the “Strategic Housing Land Availability Assessment” (SHLAA). Where the Planning Authority had a different view of them then compared to now, we may wish to comment.

LPR ref.	HELAA/HSA/ CS ref.	Site name	Town Ward	No.dw.	Response by NTC (TV suggestion)
SP16	CS3	Sandleford Park	Wash Common	1500	See SP16
-	NEW8 / NEW019	Sandleford South	Wash Common	500 / 195	We are not asked to comment, nor should we at this stage. [Listed here because site promoter is likely to push for inclusion in new LP. Monitor.]
RSA1	NEW3	Kennet Centre	Westfields	228	We strongly support this site but have some reservations about the heights of some buildings proposed in the draft Master Plan. We note that currently there is no housing within the site, which is 100% town centre uses. We support the proposed mix of uses, the use of ground source heat pumps and the degree of vitality that should come with a large residential component.
RSA2	NEW012	Land N of Newbury Coll.	Wash Common	15	We note this now has planning consent for 16 dwellings.
RSA3	NEW042	Off Bath Rd / Station Rd	(Speen)	100	We note this site now has outline consent for up to 93 dwellings and full consent for 11 of these.
RSA4	NEW045	Coley Farm	(Cold Ash)	75	We note this now has planning consent for 75 dwellings. It is entirely within Cold Ash parish, apart from a play area. We wish to see an

LPR ref.	HELAA/HSA/ CS ref.	Site name	Town Ward	No.dw.	Response by NTC (TV suggestion)
					allotment site on land just outside the settlement boundary to the northeast
RSA5	GRE6	Off New Road	(Greenham)	12	We note that planning permission was refused in 2018 for only 4 dwellings. This site in Greenham parish should be removed from the Local Plan.
RSA6	NEW047	Betw, New Rd., Greenham Rd. & retail park	Eastfields (Greenham)	255	This is four distinct sites almost closing the Newbury/Greenham 'green gap'. All have full planning consent; the northernmost one is largely completed; the westernmost is in Newbury but the rest are in Greenham. According to the HSA DPD, they were to have been master planned together – but weren't. There are two possible allotment sites on land adjacent to developed areas in the Greenham part.
7.6 12.7 Appx. 6	NEW01	LRIE	Clay Hill	< 528	<p>Site is entirely owned and promoted by West Berks Council.</p> <p>A large part (Faraday Plaza) has had planning consent since 2010 (renewed after appeal in 2016) which includes 160 dwellings but also accommodates a 10-fold increase in employment. The District Council has approved a Master Plan that aspires to have at least 250 dwellings, yet the site does not feature in this Local Plan other than as a DEA.</p> <p>We do not understand this.</p> <p>We broadly support the redevelopment plans, apart from the removal of the football facilities, which are registered as an Asset of Community Value.</p>

LPR ref.	HELAA/HSA/ CS ref.	Site name	Town Ward	No.dw.	Response by NTC (TV suggestion)
	NEW02	Next to Phoenix Centre Newtown Rd	Eastfields	24	We support this site and wish to see it in the Local Plan, if possible as 100% affordable dwellings.
	NEW05 / NEW019	Off Andover Rd next to R Enborne	Wash Common	200	We are glad that this site is now not regarded as deliverable and not in the Local Plan.
	NEW06	E. of Hill Road off Speen Lane	(Speen)	22	We are glad that this site is not in the Local Plan.
	NEW07	Former Magistrates Court, Mill Lane	Eastfields	13	This is a highly sustainable site, ideal for social housing, available now and 'potentially developable' We wish to see it included in the Local Plan.
	NEW09	E of Community Hospital	Clay Hill	56	Because it would close the 'green gap' between Newbury and Thatcham, we are glad that this site is not in the Local Plan.
	NEW10	Adj. Oxford Rd	Speenhamland	23	We are glad that this site is not in the Local Plan.
	GRE1	Pinchington Lodge	(Greenham)	105	We are glad that this site is not in the Local Plan.
	GRE2	Gorse Covert, Sandleford	Wash Common	147	We are glad that this site is not in the Local Plan.
	GRE3	S of Newbury Racecourse	(Greenham)	161	We are glad that this site is not in the Local Plan
	GRE4	Land at Abbotswood, Newtown Road	Wash Common	8	We are glad that this site is not in the Local Plan
	GRE5	S of Capability Way	(Greenham)	6	We are glad that this site is not in the Local Plan
	GRE7	Greenham Lodge mobile home park	(Greenham)	40	Would result in loss of mobile homes. We are glad that this site is not in the Local Plan.
	GRE10	S of Pigeons Farm Rd.	(Greenham)	15	We are glad that this site is not in the Local Plan Potentially developable.

LPR ref.	HELAA/HSA/ CS ref.	Site name	Town Ward	No.dw.	Response by NTC (TV suggestion)
	GRE11	Newbury & Crookham Golf Club	(Greenham)	12	No comment
	GRE12	W of Newtown Rd and S of GRE4	(Greenham)	16	We are glad that this site is not in the Local Plan.

Newbury Town Council

Future Work Programme for Planning and Highways Committee Meetings: 25th January 2021.

Standing Items on each (ordinary meeting) agenda:

1. Apologies
2. Declarations and Dispensation
3. Approval of Minutes of previous meeting
 - 3.1 Report on actions from previous minutes
4. Questions/ Petitions from members of the Public
5. Questions/ Petitions from Members of the Council
6. Schedule of Planning Applications
7. Schedule of Prior Approval Applications (if any)
8. Schedule of Licensing Applications (if any)
9. Update from The Western Area Planning Committee
10. Sandleford Park Joint Working Group – Update
11. Newbury Community Football Ground Update

To be confirmed	Stuart Higgins – Advise on footpaths
	Paths that have Cycle ban signs to be reviewed.
	A survey of all pathways/rights of way
	Property of the Essex Wynter Trust at Argyle Road, Newbury.
June/ Sept/ December/ March (Quarterly)	Updates on Section 215 of the Town and Country Planning Acts
<i>Each April/ October</i>	<i>To review progress on the implementation of the Town Plan</i>
Each November	Review of KPI's for Planning and Highways Committee
Each December	Send Budget and Strategy proposals to RFO