

APPENDIX 1

**Responses received to the Emerging Draft of the West Berkshire
Local Plan Review (consultation December 2020 – February 2021,
published December 2022, in relation to Draft Policy RSA19 Land to
the rear of The Hollies Nursing Home, Burghfield Common**

Responses received to the emerging draft of the Local Plan Review (consultation December 2020 – February 2021)

Emerging Draft LPR Policy: RSA19 Land to the rear of The Hollies Nursing Home, Reading Road and Land opposite 44 Lamden Way, Burghfield Common (Site Ref: HSA 16)

Number of responses received: 7

Respondent (with lpr ref)	Response	Council Response
<p>Statutory consultees</p> <p>Burghfield NDP Steering Group (lpr474)</p>	<p>The policy is supported.</p> <p>The Burghfield Neighbourhood Development Plan Steering Committee support the parameters:-</p> <p>Reflect the semi-rural edge of Burghfield Common through appropriate landscaping.</p> <p>Provide a buffer of 15 metres to the areas of ancient woodland to the west of the site and provide appropriate buffers to the rest of the TPO woodland.</p> <p>Provide an appropriate landscape buffer on the part of the site that is adjacent to The Hollies to minimise any impact on the residents.</p> <p>Explore options to provide footpath and cycle links to existing and proposed residential development to increase permeability to other parts of Burghfield Common.</p> <p>This is because these facets of development have been specifically identified during the work to produce an NDP.</p>	<p>Comments noted.</p> <p>The allocation will be removed from the Local Plan Review following objections by Emergency Planning.</p> <p>The site was included as an allocation within the Housing Site Allocations Development Plan Document (HSA DPD) which was adopted in May 2017. At Regulation 18 it had been proposed to retain the allocation in the LPR as development had not yet been built out.</p> <p>At the time of the preparation of the HSA DPD, Council Emergency Planners allowed for the 60 units. However, since 2019 the Government advised following further technical research that the inner Detailed Emergency Planning Zone (DEPZ) for the Burghfield Atomic Weapons Establishment (AWE) site under the REPPiR Radiation [Emergency Preparedness and Public Information] Regulations 2019 be revised.</p> <p>The site lies in the inner DEPZ of AWE Burghfield. Development will increase the population density of the area, which will inevitably compromise the effectiveness of emergency evacuation procedures in the event of an incident at the AWE. There is potential harm to future public safety.</p>

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Environment Agency (lpr1671)	<p>The same ordinary watercourse that forms the south eastern boundary of RSA 18, is a short distance from the western boundary of the site. But as the woodland is to be retained, this should form an adequate buffer to the watercourse.</p>	<p>Comments noted. The allocation will be removed from the Local Plan Review following objections by Emergency Planning. The site was included as an allocation within the Housing Site Allocations Development Plan Document (HSA DPD) which was adopted in May 2017. At Regulation 18 it had been proposed to retain the allocation in the LPR as development had not yet been built out. At the time of the preparation of the HSA DPD, Council Emergency Planners allowed for the 60 units. However, since 2019 the Government advised following further technical research that the inner Detailed Emergency Planning Zone (DEPZ) for the Burghfield Atomic Weapons Establishment (AWE) site under the REPIIR Radiation [Emergency Preparedness and Public Information] Regulations 2019 be revised. The site lies in the inner DEPZ of AWE Burghfield. Development will increase the population density of the area, which will inevitably compromise the effectiveness of emergency evacuation procedures in the event of an incident at the AWE. There is potential harm to future public safety.</p>
Thames Water (lpr1764)	<p>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website.</p>	<p>Comments noted. A Phase 1 and Phase 2 Water Cycle Study have since been prepared. The allocation will be removed from the Local Plan Review following objections by Emergency Planning. The site was included as an allocation within the Housing Site Allocations Development Plan Document (HSA DPD) which was adopted in May 2017. At Regulation 18 it had been proposed to retain the allocation in the LPR as development had not yet been built out. At the time of the preparation of the HSA DPD, Council Emergency Planners allowed for the 60 units. However, since 2019 the Government advised following further technical research that the inner Detailed Emergency</p>

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	<p>The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application.</p>	<p>Planning Zone (DEPZ) for the Burghfield Atomic Weapons Establishment (AWE) site under the REPPJR Radiation [Emergency Preparedness and Public Information] Regulations 2019 be revised. The site lies in the inner DEPZ of AWE Burghfield. Development will increase the population density of the area, which will inevitably compromise the effectiveness of emergency evacuation procedures in the event of an incident at the AWE. There is potential harm to future public safety.</p>
General consultation bodies		
<p>Mid and West Berkshire Local Access Forum (lpr1878)</p>	<p>MWBLAF supports the following statements in these policies: Provide footpaths and cycleways to serve the site, enabling connections to the existing network of footpaths and local routes in the surrounding housing areas to increase permeability. (RSA 18) Explore options to provide footpath and cycle links to existing and proposed residential development to increase permeability to other parts of Burghfield Common. (RSA 19) However, it is unclear from the definitive map and street gazetteer what is the 'existing network of footpaths' referred to in RSA 18.</p>	<p>Comments noted.</p>
Other stakeholders		
<p>Councillor Tony Vickers (lpr977)</p>	<p>Policy is supported.</p>	<p>Support noted.</p>
Landowners, site promoters and developers		
<p>Pro Vision on behalf of TA Fisher & Sons Ltd (lpr1934)</p>	<p>Policy is supported. The land allocated by Policy RSA19 is roughly divided up on the indicative map into four parcels. Our client has an interest in the three most western parcels of land labelled "RSA19". The eastern parcel of land labelled "RSA19" is owned by, and being brought forward by Crest Nicholson. The site's recent planning history relates to the eastern parcel of land i.e. not the land in which our clients have an interest.</p>	<p>Comments noted. The allocation will be removed from the Local Plan Review following objections by Emergency Planning. The site was included as an allocation within the Housing Site Allocations Development Plan Document (HSA DPD) which was adopted in May 2017. At Regulation 18 it had</p>

Respondent (with <i>lpr</i> ref)	Response	Council Response
	<p>Table 9.1 of the Council's Site Selection Background Paper (December 2020) provides the Council's deliverability update.</p> <p>The only comments that we have in relation to the Council's deliverability update is to confirm that the land in which our client has an interest does not yet benefit from planning permission. Nonetheless, it will be brought forward as a separate and subsequent phase to the eastern land. The land is however considered deliverable and available, being within the control of a local house builder.</p> <p>Regarding Policy RSA19 of the draft Local Plan, our only comments relate to confirming that the remaining number of dwellings allocated by Policy RSA19 (32 out of the allocated "approximately 60 dwellings") can be achieved on the western land. This land will be brought forward in line with the requirements of Policy RSA19 and remains deliverable.</p> <p>With reference to Policy SP4 of the draft Local Plan, it is noted that the site falls within the Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield, as identified by Figure 4.</p> <p>Policy SP4 explains that "in the interests of public safety, residential development in the Detailed Emergency Planning Zone (DEPZ) of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council, especially when the Office for Nuclear Regulation (ONR) has advised against that development."</p> <p>However, as the site is a retained allocation, the principle of residential development should remain acceptable.</p> <p>We note the conclusion of the Council's Site Selection Background Paper in relation to Benhams Farm (ref. SUL1), where that site was not recommended for allocation for the following reason:</p> <p>"Following the recent review of the DEPZ, the Council's Emergency Planning Team has advised that the site should not be allocated.</p> <p>This follows on from the Office for Nuclear Regulation (ONR) indicating that on the basis of its current model for testing the acceptability of residential developments around the AWE sites, it would advise against nearly all new residential development within the DEPZs."</p> <p>Our client's land however has been re-allocated for development in the draft Local Plan. Therefore, the delivery of housing at the site remains acceptable despite the revision to the AWE consultation zones. We support this view. In</p>	<p>been proposed to retain the allocation in the LPR as development had not yet been built out.</p> <p>At the time of the preparation of the HSA DPD, Council Emergency Planners allowed for the 60 units. However, since 2019 the Government advised following further technical research that the inner Detailed Emergency Planning Zone (DEPZ) for the Burghfield Atomic Weapons Establishment (AWE) site under the REPPiR Radiation [Emergency Preparedness and Public Information] Regulations 2019 be revised.</p> <p>The site lies in the inner DEPZ of AWE Burghfield. Development will increase the population density of the area, which will inevitably compromise the effectiveness of emergency evacuation procedures in the event of an incident at the AWE. There is potential harm to future public safety.</p>

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<p>John Cornwall on behalf of Messers I. Cheshire, R. Shaw and The Russell Trust (lpr1647)</p>	<p>summary, it is concluded that the development allocated in Policy RSA19 of the draft Local Plan has already been factored into AWE Burghfield's emergency planning. It is also noted that the site falls within the Outer Consultation Zone (OCZ) for AWE Aldermaston, as identified by Figure 3 of the draft Local Plan. The table provided in Policy SP4 outlines the consultation arrangements for applications within the OCZ. In reviewing this it does not appear that the proposals for the site would trigger the need for consultation with the ONR.</p> <p>Policy is supported.</p> <p>These submissions are made on behalf of the above landowners who own land on the southern part of the adopted housing allocation Ref: HSA16 Phase 1 of this allocation, at the northern end, is currently nearing construction completion by Crest Homes Plc. The above landowners together own the southern Phase 2 part of this allocation for circa 30 or so dwellings.</p> <p>The area of land owned by the above landowners has dwelling capacity for 30 or so new dwellings (depending on the final approved layout). The Phase 1 Crest scheme is now nearly complete, with the estate access road in to sub-base level up to the boundary of the Phase 1 and Phase 2 sites.</p> <p>The above landowners are in the final stages of entering into a Development Agreement with T A Fisher Homes of Reading to develop Phase 2. The great majority of technical assessments and surveys for this work have already been carried out, and a significant amount of civil engineering work has been undertaken to devise the most appropriate estate road route through the site, given the levels differences across it.</p> <p>The only outstanding technical requirement is the updating of the Phase 1 Habitats Assessment carried out in 2015 by GreenLink Ecology Ltd. That assessment found evidence of common reptiles which will need translocating before any development takes place. The update cannot take place until mid-April to allow for revised bat surveys. It is therefore anticipated that a detailed planning application for this land will be submitted around July 2021.</p> <p>The land is therefore very well placed to commence implementation late 2021, and be completed during 2022.</p>	<p>Comments noted.</p> <p>The allocation will be removed from the Local Plan Review following objections by Emergency Planning.</p> <p>The site was included as an allocation within the Housing Site Allocations Development Plan Document (HSA DPD) which was adopted in May 2017. At Regulation 18 it had been proposed to retain the allocation in the LPR as development had not yet been built out.</p> <p>At the time of the preparation of the HSA DPD, Council Emergency Planners allowed for the 60 units. However, since 2019 the Government advised following further technical research that the inner Detailed Emergency Planning Zone (DEPZ) for the Burghfield Atomic Weapons Establishment (AWE) site under the REPPiR Radiation [Emergency Preparedness and Public Information] Regulations 2019 be revised.</p> <p>The site lies in the inner DEPZ of AWE Burghfield. Development will increase the population density of the area, which will inevitably compromise the effectiveness of emergency evacuation procedures in the event of an incident at the AWE. There is potential harm to future public safety.</p>