

West Berkshire Local Plan Review 2022-2039 (LPR) Consultation on Proposed Main Modifications (6 December 2024 – 31 January 2025)

Representation Form

Ref:

(For official use only)

| Please complete and | By email: |
|---------------------|---|
| return this form: | By post: Planning Policy, Development and Housing, Council Offices, Market Street, Newbury, RG14 5LD |
| Return by: | 11:59pm on Friday 31 January 2025 |

Please read the **Guidance Note**, available on the Council's website https://www.westberks.gov.uk/lpr-proposed-main-modifications, before making your representations.

This form has two parts:

PART A - Your details

PART B – Your representation(s)

Please complete a new form for each representation you wish to make.

PART A: Your details Please note the following: We cannot register your representation without your details. Representations cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published. 1. Your details 2. Agent's details (if applicable) Title Mr First Name* Alan Last Name* Clapson Job title (where relevant) Organisation (where relevant) Address* Please include postcode Email address* Telephone number Consultee ID (if known)

PART B - Your representation(s)

All comments made at previous stages of the LPR have been taken into account by the Inspector and there is no need to resubmit these. Publication of the proposed Main Modifications is a regulatory stage and any representations made should relate specifically to the legal compliance and soundness of the proposed Main Modifications and should not relate to parts of the Plan that are not proposed to be modified.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change.

| Your name or organisation (and client if you are an | Alan Clapson |
|---|--------------|
| agent): | |

Proposed Main Modifications and Proposed Changes to the Policies Map

1. Please indicate whether your representation relates to the Schedule of Proposed Main Modifications or the Schedule of Proposed Changes to the Policies Map and provide the modification/change number you are commenting on below:

| Document name | Schedule of Proposed Main Modifications to the West Berkshire Local Plan Review 2022-2039 (November 2024) Schedule of Proposed Changes to the Policies Map |
|---|---|
| Modification/Change reference number (MM / PMC) | |

| 2 | 2. Do you consider the Proposed Main Modification or Proposed Policy | Map C | hange t | to be: |
|---|--|-------|---------|--------|
| (| (please tick/mark 'X' one answer for a and one for b) | | | |

| a) Legally compliant | Yes | No No |
|----------------------|-----|-------|
| b) Sound | Yes | No x |

Please refer to the guidance notes for a full explanation of 'legally compliant' and 'soundness'

If you consider the Proposed Main Modification or Proposed Policy Map Change not to be sound, please identify which test of soundness your representation relates to: (please tick/mark 'X' all that apply)

| Positively Prepared: The LPR should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements. | x |
|--|---|
| Justified: the LPR should be the most appropriate strategy, when considered against the reasonable alternatives | х |
| Effective: the LPR should be deliverable | x |

3. If you have answered 'No' to question 2a or 2b above, please provide details of why you consider the Proposed Main Modification or Proposed Policy Map Change is not legally compliant or is unsound, including any changes you consider necessary to make the Plan legally compliant or sound.

You will need to say why this change will make the Local Plan Review legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

I wish to formally object to the proposed modifications to the West Berkshire Local Plan Review 2022-2039 regarding development of Pincents Lane in Tilehurst for following reasons:-

- This is the last open land in Tilehurst and still has all the criteria of a Strategic Gap, acting as a division of areas between Calcot, Tilehurst and Theale.
- This development contravenes the West Berkshire Core Strategy 2006-2026 (section 5) as the site is outside the settlement boundary, is on undeveloped land and has not been allocated for residential development in the HSA DPD.
- Building that has already be completed at he A4 / Dorking Way junction has introduced even further transport and highways issues to an already extremely congested area (eg. the well publicised weekend gridlocks resulting in people being trapped in the IKEA carpark) and any development of Pincents Lane would only add to this.
- There is insufficient infrastructure (schools, amenity, etc) to support this number of dwellings and no additional facilities are being planned.
- While it is proposed that the bollards stopping traffic going down Pincents Lane be retained, the traffic issues that will be created by this development may lead to further proposals to open up the lane for through traffic. Opening up Pincents Lane to vehicular access would dangerously increase traffic around Little Heath, St Paul's, Birch Copse and Springfield schools.
- If the bottom of Pincents Lane is opened for access to the A4 / M4, a "rat run" will be created along Little Heath Road and City Road, increasing traffic to unsustainable levels.
- This is an greenfield site and this development would result in the loss of bio-diversity and will threaten species thriving on the site (such as bats, badgers, deer, foxes, rabbits, hedgehogs, pollinating insects and many bird species) and the government are actively encouraging development of brownfield. This area is earmarked for inclusion in the Local Green Space Plan.

Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)

| 4. Do you have any comments on the updated Sustainability Appraisal/Strategic |
|--|
| Environmental Assessment Report – Proposed Main Modifications (November 2024)? |
| (Please be as precise as possible) |

| Page number | |
|---------------------|--|
| Paragraph number | |

| Comments: | |
|---------------------|--|
| | |
| See comments above. | |
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| | |

Habitats Regulations Assessment

| 5. | Do you have | any com | nments on th | ne addendum to | the Habitats | Regulations | Assessment of |
|-----|-------------|----------|----------------|----------------|--------------|-------------|---------------|
| the | Proposed N | Main Mod | lifications (N | lovember 2024) | ? | | |
| | | _ | | | | | |

(Please be as precise as possible)

| Page number | |
|---------------------|---|
| Paragraph number | 2.5 |
| Comments: | |
| | ses Pincents Lane stating there will be "no adverse effects" – see comments |
| | |
| | |
| | |

Notification of Progress of the Local Plan Review

6. Do you wish to be notified of any of the following? (please tick/mark 'X' all that apply)

| The publication of the report of the Inspector appointed to carry out the examination | х |
|---|---|
| The adoption of the Local Plan Review | x |

Please ensure that we have either an up-to-date email address or postal address at which we can contact you. You can amend your contact details by logging onto your account on the Local Plan Consultation Portal or by contacting the Planning Policy Team.

| Signature | A.Clapson | Date | 31/01/2025 |
|-----------|-----------|------|------------|
|-----------|-----------|------|------------|

Your completed representations must be received by the Council by 11:59pm on Friday 31 January 2025.