



**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)

<b>Please complete and return this form:</b>	<b>By email:</b> [Redacted]
	<b>By post:</b> Planning Policy, Development and Housing, Council Offices, Market Street, Newbury, RG14 5LD
<b>Return by:</b>	<b>11:59pm on Friday 31 January 2025</b>

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.

<b><u>PART A: Your details</u></b>		
<i>Please note the following:</i>		
<ul style="list-style-type: none"> <li><i>We cannot register your representation without your details.</i></li> <li><i>Representations cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.</i></li> </ul>		
	1. Your details	2. Agent’s details (if applicable)
Title	Mr	
First Name*	Alan	
Last Name*	Clapson	
Job title <i>(where relevant)</i>		
Organisation <i>(where relevant)</i>		
Address* <i>Please include postcode</i>	[Redacted]	
Email address*	[Redacted]	
Telephone number	[Redacted]	
Consultee ID <i>(if known)</i>		



<b>Consistent with national policy:</b> the LPR should enable the delivery of sustainable development in accordance with the policies of the NPPF	<b>x</b>
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**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.

## Habitats Regulations Assessment

### 5. Do you have any comments on the addendum to the Habitats Regulations Assessment of the Proposed Main Modifications (November 2024)?

*(Please be as precise as possible)*

Page number	
Paragraph number	2.5
Comments:	
This section dismisses Pincent Lane stating there will be “no adverse effects” – see comments above.	

## 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)*

<i>The publication of the report of the Inspector appointed to carry out the examination</i>	<input checked="" type="checkbox"/>
<i>The adoption of the Local Plan Review</i>	<input checked="" type="checkbox"/>

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.

<b>Signature</b>	<b>A.Clapson</b>	<b>Date</b>	<b>31/01/2025</b>
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**Your completed representations must be received by the Council by 11:59pm on Friday 31 January 2025.**