



**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> 
	<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.

**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cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.*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	Mrs,	
First Name*	Joan	
Last Name*	Lawrie	
Job title <i>(where relevant)</i>	Chair	
Organisation <i>(where relevant)</i>	Save Pincents Hill Group (the original Group)	
Address* <i>Please include postcode5</i>	The Cottage Pincents Lane Tilehurst RG31 4UQ	
Email address*		
Telephone number		
Consultee ID <i>(if known)</i>		

\*Mandatory Field

**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 agent):	Joan Lawrie
--	-------------

**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	<b>Schedule of Proposed Main Modifications</b>
Modification/Change reference number (MM / PMC)	<b>MM3, MM45</b>

**2. Do you consider the Proposed Main Modification or Proposed Policy Map Change to be:**  
(please tick/mark 'X' one answer for a and one for b)

- a) **Legally compliant**                      Yes                       No
- b) **Sound**                                      Yes                                       No

*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)*

<b>Positively Prepared:</b> The LPR should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements.	<b>x</b>
<b>Justified:</b> the LPR should be the most appropriate strategy, when considered against the reasonable alternatives	<b>x</b>
<b>Effective:</b> the LPR should be deliverable	
<b>Consistent with national policy:</b> the LPR should enable the delivery of sustainable development in accordance with the policies of the NPPF	

**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.*

***No wording required – we would like no mention of Pincent's Hill in the Local Plan. It may be legally compliant however we do not consider that the proposed changes to the new proposed Local Plan are sound for the reasons stated in this form.***

**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	
<b>Comments:</b>	
<p style="text-align: center;"><b>West Berkshire Local Plan Review 2022-2039</b></p> <p><b>West Berkshire Local Plan Review SA/SEA Non-Technical Summary</b></p> <p>New allocations are proposed in the Eastern Area. No new sites were proposed for inclusion in the HELAA in Calcot or Purley-on-Thames. One site was considered for allocation in Tilehurst, but politically there are significant concerns regarding access to the site, which is shared with the Reading IKEA store, meaning that it is not to be allocated. Two sites are proposed for allocation in Theale.</p> <p>Landscape Capacity Assessment of Potential Housing Sites within and adjacent to the North Wessex Downs Area of Outstanding Natural Beauty, West Berkshire:</p> <p>FINAL PHASE 2 REPORT:</p> <p style="text-align: center;">EASTERN URBAN AREA 19          KIRKHAM LANDSCAPE PLANNING LTD /          TERRA FIRMA CONSULTANCY JULY 2014          WEST BERKSHIRE DISTRICT COUNCIL</p> <p>Site description Site EUA004 sub-divides into three parts. The northern part lies on the plateau and comprises a number of small paddocks and rough grazing land. It is bounded to the north by another group of paddocks, to the east by the tree lined Pincent's Lane and to the west by a tree lined hedgerow beyond which lie playing fields. The central portion is on a steep escarpment and forms part of Harefield Copse which continues to the west</p>	

along the escarpment and links into woodland to the east towards Garston's Park Caravan Park.

The southern part is on undulating sloping ground and is also divided up into paddocks. The eastern boundary includes two? (3) residential properties next to the tree lined Pincents Lane.

The southern boundary is open with EUA027 to the south beyond one field. The western boundary is a mature hedgerow beyond which lie the open Sulham slopes and the Dovecot, a prominent local feature.

#### Relationship with adjacent settlement

- Site is separated from Tilehurst/Calcot by open fields and the wooded and tree lined sunken route along Pincents Lane
- Two? houses sit on the eastern edge. These are individual properties set in large gardens and typical of the AONB dispersed housing stock
- Strong relationship with the chalkland dipslope wider AONB landscape
- Harefield Copse is part of the sequence of large interconnected ancient semi-natural woodland along the Sulham escarpment which links into the woodland east of Pincents Lane
- Open fields are part of the sweep of irregular piecemeal enclosures of grassland and arable land west of Pincents Lane leading NW up the Pang Valley and Sulham slopes
- Bordered by a typical sunken lane along Pincents Lane • Part enclosed – part open landscape
  - Part of the tranquil landscape west of Pincents Lane
  - Good public right of way link with wider landscape Impact on key landscape characteristics
  - Loss of significant woodland at Harefield Copse
  - Loss of matrix of woodland and pasture which has strong links with the wider landscape
  - Topography would require major modification to enable housing development
    - Loss of visual tranquillity 20 Landscape Capacity Assessment of Potential Housing Sites within and adjacent to the North Wessex Downs Area of Outstanding Natural Beauty, West Berkshire:

#### FINAL PHASE 2 REPORT: EASTERN URBAN AREA

##### Impact on key visual characteristics

- The site is well screened from Pincents Lane (not in winter and wont be because of height of development)
- Significant visual impact on users of the Berkshire Circular Route and visitors to the Dovecot
- Potential visual impact on a wide area south and west of the site including the AONB, Sulhampstead escarpment, and Englefield Park
- Loss of prominent landscape feature: Harefield Copse

- Impact on the skyline in views from the west Impact on key settlement characteristics
- Development on the site would extend the settlement out onto the south-western slopes of the AONB away from the plateau and the southern slopes dipping down to Calcot
- Poor landscape and visual connections with the existing built form

Recommendations The site should not be pursued further as a potential housing site on landscape grounds.

KIRKHAM

**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	

Comments:

**Have your say on the Berkshire Local Nature Recovery Strategy!**



*The **Royal Borough of Windsor and Maidenhead** are the Responsible Authority (RA) for our Berkshire LNRS.*

*Local Nature Recovery Strategies (LNRSs) are an important tool to assist in nature recovery across England and are required under the Environment Act 2021. There are 48 LNRSs covering the whole of England, with no overlapping strategies and no areas left uncovered. Bracknell, Reading, Slough, West Berkshire and Wokingham Councils are supporting authorities with Natural England.*

Berkshire has a beautifully diverse landscape and your feedback will help us ensure that we can create the right strategy to play our part in assisting nature recovery across our county. The Local Nature Recovery Strategy will set out the best actions to protect the biodiversity of local areas, reduce the impact of climate change and enhance other wider environmental benefits across Berkshire.

Developing any part of Pincents Hill which is open countryside would seem to be in contradiction to the aims of West Berks Local Nature Recovery Strategy. It has 3 different varieties of deer, badgers, foxes, weasles, hedgehogs, yellow hammers and pipistrelles and many more rodents and rabbits and hares.

### **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>	X
<i>The adoption of the Local Plan Review</i>	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.

<b>Signature</b>		<b>Date</b>	<b>31/1/2025</b>
------------------	---	-------------	------------------

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

#### ***Please note – Personal/Contact Details***

**All submitted representations will be made publicly available, including on the Council's website, with the person/organisation making the representation being identified. A copy of all submitted representations will also be made available to the Planning Inspectorate and the person appointed by the Secretary of State to conduct the examination.**

To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the LPR. The Council therefore cannot accept anonymous representations – you must provide us with

your name and contact details. Address details will not be made publicly available. All personal data will be handled in line with the Council's Privacy Policy on the Development Plan. You can view the Council's privacy notices at <http://info.westberks.gov.uk/privacynotices>.

The Council will also need to make sure that the names and full addresses of those making representations can be made available and taken into account by the Inspector. By submitting a representation, you confirm that you agree to this and accept responsibility for your comments. The Planning Inspectorate's privacy statement for local plan examinations is available at <https://www.gov.uk/guidance/local-plans#plans-privacy-statement>.

# The incredible Tilehurst view neighbours are fighting to save from hundreds of homes

By [Hugh Fort](#) Reporter



The land near [Reading](#) has been singled out for 265 homes by developer U+ I and TOWN but it's not just a loss of green space that is fuelling objections, neighbours have also raised issues with increased traffic, poor access for emergency services, lack of school places and already oversubscribed GP surgeries.

The council has raised serious concerns about the number of queues on the narrow road at peak times, which is behind Ikea in [Calcot](#).

There are also concerns over the amount of traffic spilling out of the development on to the busy A4, particularly in combination with another development [being built in Dorking Way, Calcot, on the other side of the road](#).

- 
- Quote from Lord Alok Sharma - **16 SEP 2010**

“This is a useful amenity that has been used for years and years by the local community. It would take away one of the last remaining open green spaces in Reading.”

---

“There can be up to 70 cars in the queue waiting to get out at the Sainsbury’s roundabout. It’s all very well saying people will walk to school, but will they?” asked Tony Vickers (Lib Dem, Newbury Wash Common).

The application is accompanied by an Environmental Statement which includes a views study. The A4 Bath Road in this area of Calcot may allow some glimpsed views of the proposal and an increase in urbanisation of the western fringe of Greater Reading.

This is a gross understatement. The proposed development will clearly be seen from all aspects even from the A4 and M4 even if more trees were planted. (especially in winter). The land on the hill is also higher than the land to the AONB so it will clearly have an impact on this area.

---

Part of a Traffic Survey taken from West Berkshire Council earlier

5.2.5 The results in Figures 5.3 and 5.4 demonstrate that the A4 Bath Road / Pincents Lane / Dorking Way roundabout is currently working within capacity but with any additional traffic it is likely to go over capacity. Pincents Lane experiences the highest queuing in the evening peak with traffic exiting the retail area held at the roundabout by the heavy flow eastbound on the A4. Any additional traffic on Pincents lane is likely to make the situation worse.

The network within which the proposed development location would be located currently experiences peak hour congestion. A series of improvements have been identified through earlier studies to accommodate forecast traffic growth, and the existing proposals will be considered as a starting point from which to define mitigation measures required for any development at Pincents Hill.

Some of the mitigation measures have been carried out however because of increased housing numbers to the surrounding areas these traffic problems have increased with more people using the Savacentre, Ikea and Dunelm and this area is frequently gridlocked especially over Bank Holiday weekends. (once for over 5 hours – made national news, delays of upto 2-3 hours and now frequently even on week days it is common to experience 45mins to an hour delay).

#### Pincents Lane

Is a single-track sunken lane with no room for cars to overtake, there are a couple of wider areas where a car can pull in. The new dust carts are too wide for the lane and have taken approximately 18 inches off both verges and have been known not to collect waste when weather is bad. The lane water run off freezes and in bad winters has locked residents in twice for 3 weeks and second time approx. 10 days. My husband had a wheelchair delivered the van driver decided his vehicle was too large to come down the lane, so walked it down from City Road rather than risk it.

The developers wish to use an emergency access route where there is a metal gate half way down the lane overlooking the whole of the Kennet Valley. All 3 emergency agencies have raised concerns. How do the developers propose to stop other vehicles using this. I have raised the protection of the hedgerow to the development with West Berks saying that the hedgerow is hundreds of years old, is over the 20 metre requirement and would appear to have the 6 different varieties of trees required and because of this, it would appear to be protected as an ancient hedgerow.

**Hello, my friends went and used the [Hounds and Bounds Dog Fields](#) dog field this morning and now their car is stuck down pincent's lane with all their anxious and reactive rescue dogs in the car.**

**Is anyone able to go and help them at all? They are currently smashing ice off the road in hopes it'll do something — I don't drive and I'm unable to get there on foot.**

**Please please please (if you can help) be very delicate around the dogs as they all have complex needs, both emotionally and physically.**

---

Also this week = oil lorry unable to make delivery to house in Pincent's Lane because of low hanging branches,

**Cc:** Membury Transport

Tue, 21 Jan at 15:25

Dear Mrs Lawrie,

As per our conversation, please see the attached pictures of the tree branches blocking the road. A car can pass underneath but unfortunately our lorry can't pass by without damaging the vehicle. As soon as they are cut back, please do let us know and we will be back out ASAP to deliver your fuel.

Fordfuels.co.uk

---

Pincent's Lane was closed after an incident around 2000 after a school child was involved in a traffic accident. There are 3 schools within 150 yards 2 Primary – 1 senior.

---

## C1

In settlements in the countryside with no defined settlement boundary, limited infill development may be considered where:

- i. It is within a closely knit cluster of 10 or more existing dwellings adjacent to, or fronting an existing highway; [which it isn't],
- ii. It backs onto a commercial estate not residential and is a considerable distance from residential development
- iii. The scale of development consists of infilling a small undeveloped plot commensurate with the scale and character of existing dwellings within an otherwise built up frontage; ; [which isn't – 3 detached houses and Pincents Manor with large gardens] and
- iv. It does not extend the existing frontage; [which it doesn't because there isn't one] and
- v. The plot size and spacing between dwellings is similar to adjacent properties and respects the rural character and street scene of the locality. [ it isn't and it doesn't]
- vi. Planning permission will not be granted where a proposal harms or undermines the existing relationship of the settlement within the open countryside, where it does not contribute to the character and distinctiveness of a rural area, including the natural beauty of the AONB or where development would have an adverse cumulative impact on the environment or highway safety.
- vii. impact on quality of dark skies with mitigation measures where required
- viii. ground moulding, if any, with priority to retaining the natural slope.  
In the countryside, development is restricted. {it is anticipated that the ground will have three terraced levels ruining the contours of the hill}

Planning permission will not be granted where a proposal harms or undermines the existing relationship of the settlement within the open countryside, where it does not contribute to the character and distinctiveness of a rural area, including the natural beauty of the AONB or where development would have an adverse cumulative impact on the environment or highway safety.

## CS17 West Berks

In order to ensure that the diversity and local distinctiveness of the intrinsic landscape character of the District is protected and enhanced, the natural, cultural and functional components of its character will be considered as a whole. In this context, particular regard will be given to:

- a) The sensitivity of the area to change (including its historical, biodiversity, geodiversity and cultural character)
- b) The retention of the individual identity of separate settlements.

Proposals for development should be informed by and be sympathetic to:

- a) The distinctive character areas identified in relevant landscape assessments (including Historic Landscape Characterisation and Zoning)
- b) Framework for Biodiversity Action in Berkshire and Habitat Action Plans for Berkshire.
- c) Policy DP6 of the Emerging Structure Plan states that the countryside should be protected for its own sake; that land outside settlements should only be used for purposes appropriate to rural areas; and in particular, should make a contribution to the economy through activities that can only be undertaken there or by providing immediately accessible job opportunities for those who live there.
- d) Both Policy C2 of the BSP and Policy ENV.18 of the WBDLP only permit development in the countryside in exceptional circumstances, where such a location is essential and where the reuse, adaptation or redevelopment of existing buildings would assist the diversification of the rural economy and maintain or enhance the rural environment. Further, that such

development must be appropriate in scale, form, impact, character and siting to its countryside location and be acceptable in terms of other relevant Development Plan policies.

---

### **Extract from Charles Churchs refusal notice 10<sup>th</sup> August 1989**

2. The site lies on rising ground which forms the southern escarpment of the Tilehurst Ridge. The escarpment has largely been retained as an undeveloped belt of green and is a prominent landscape feature which softens the impact of the urban development of Tilehurst and, as such, it provides an important break between the urban area and the North Wessex Downs Area of Outstanding Natural Beauty. The proposal is unacceptable since it would destroy the area's open character and be to the detriment of the Kennet Valley landscape and character of Tilehurst.
3. The proposal is contrary to the policies of the Replacement Structure Plan and draft Local Plan which seek to ensure that within areas wholly or partly given over to rural land uses or having a rural character, the conservation of production of productive land and the landscape should predominate. Within these areas there is a presumption against any development except where it is essential for agricultural, forestry, mineral extraction, recreational uses appropriate to the countryside, public utilities which cannot be located elsewhere or for any other purpose wholly appropriate to a local area. The proposal is not of this nature.
4. CR6  
The site is open land which at present contributes to an important gap between settlements. The visual intrusion of the proposal will significantly detract from the setting for the settlements, and is therefore contrary to the policies contained in the Replacement Plan.
5. The site is part of an important green wedge extending eastwards to the centre of Reading; developing the site will adversely affect the movement of wildlife and would be detrimental to the amenities of local residents.

---

#### **General Comment**

There is insufficient infrastructure to support a rising population in this area. Siblings are sometimes unable to attend the same schools making it difficult for parents (especially working ones) to get their children to school on time. We were told that the population in this area was shrinking so no need to build more schools?

West Berkshire has the fewest pharmacies in the country – on average there is one for every 10,000 people.



Height much higher than the AONB plus 2-3 stories

House in Pincents Lane in AONB

Miss Helen Wyles	
Mrs Jennifer Anne Pottinger	
Tracey Horrell	
Jacqueline Short	
Sam Rowden	
Deborah Dadd	
Kerry Stokes	
Rolf Wellenkamp	
Abby Chenery	
Catherine Anne Taylor	
David Osborne,	
Susan Hutchinson,	
Lorraine Allen	
Anindita Chatterjee	
Tracey Horrell	
Deborah Dadd	
Hannah Maulini	
Clsyton Billington	
Doug Murdoch	
Glynis Murdoch	
Michele Beazley	
Jane Olney	
Ben Olney	
Karen Cripps	
Richard Dalglish	
Zoe Taylor	
Derren Mitchell	
Alan Gibbins	
Jacob Taylor	