



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

Representation Form

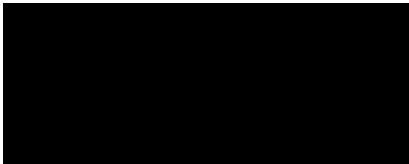
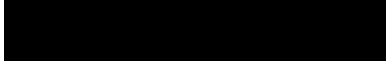

Ref:
 (For official use only)

Please complete and return this form:	By email: planningpolicy@westberks.gov.uk
	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.

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cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.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

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):	n/a
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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
Modification/Change reference number (MM / PMC)	MM3

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)

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	x
Effective: the LPR should be deliverable	
Consistent with national policy: 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.

I don’t believe it is ‘legally compliant’. Historically, ‘settlement boundaries’ have provided the ‘legal backbone’ and structure to local planning policy. They assist to differentiate and to preserve defined boundaries between settlements thus preventing urban sprawl but they also direct development towards more sustainable locations in terms of accessibility, transport infrastructure, existing essential services and facilities. They also protect the countryside from the encroachment and help protect the natural environment and landscape. Historically these legal constructs have been abided by and complied with so I would argue that the inclusion of Pincents Hill is not ‘legally compliant’.

I don’t believe it is ‘sound’. A criterion for assessing ‘soundness’ is that the LPR is ‘positively prepared’ with a strategy which seeks to meet an area’s objectively assessed needs and is informed by agreement with other authorities. In this sense, it is clearly not ‘sound’. Local communities, many individuals, families, and representative councils have all rallied against this development through the many different applications over the past years. This development is not ‘needed’ and not wanted by the people who will be directly impacted by it. The strategy is clearly not ‘informed by agreement with other authorities’ as both West Berkshire Council and Tilehurst Parish Council have constantly and continually rejected this application.

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:	

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:	

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>	
<i>The adoption of the Local Plan Review</i>	

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	Jennifer Hewitt	Date	19/12/2024
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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>.



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	1. Your details	2. Agent's details (if applicable)
Title	MRS	
First Name*	JENNIFER	
Last Name*	HEWITT	
Job title <i>(where relevant)</i>	na	
Organisation <i>(where relevant)</i>	na	
Address* <i>Please include postcode</i>	[REDACTED]	
Email address*	[REDACTED]	
Telephone number	[REDACTED]	
Consultee ID <i>(if known)</i>		

PART B – Your representation(s)

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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
Modification/Change reference number (MM / PMC)	MM45

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)

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	X
Effective: the LPR should be deliverable	X
Consistent with national policy: 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.

As a layperson, I feel unable to say whether I believe ‘MM45’ is legally compliant or not. I am not fully aware of all the regulations and policies which may be involved.

I can say, however, I believe that any Pincent's Hill Development is unsound. The site is unsuitable for development and should be maintained as an open space, an Area of Natural Beauty, which is well loved and well used by the local community. The transport infrastructure in this locality is already a problem with too many cars and too many destinations (namely businesses, IKEA, new care homes, other new build sites etc) all using the Sainsburys A4 traffic lights junction. It is already too busy and too congested and any more development will significantly increase the volume of traffic even further and will cause absolute chaos and mayhem. This is why previous planning applications have been rejected. One criterion for ‘soundness’ is that the development can be ‘accommodated where it is practical to do so and is consistent with achieving sustainable development’. Clearly, the already existent chronic problems with access, traffic and the transport infrastructure Pincent's Hill render any further building there as ‘impractical’ and ‘inconsistent’ with achieving sustainable development.

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Signature	JENNIFER HEWITT	Date	19/12/2024
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