

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Cc:** [REDACTED]  
**Subject:** Re: Consultation on the West Berkshire Local Plan Review 2022-2039 Proposed Main Modifications  
**Date:** 20 December 2024 12:57:02  
**Attachments:** [241220\\_PL\\_WBLPR\\_Representation\\_Form\\_MM3.pdf](#)  
[241220\\_PL\\_WBLPR\\_Representation\\_Form\\_MM44.pdf](#)  
[241220\\_PL\\_WBLPR\\_Representation\\_Form\\_MM45.pdf](#)  
[241220\\_PL\\_WBLPR\\_Representation\\_Form\\_PMC5.pdf](#)  
[241220\\_PL\\_WBLPR\\_Representation\\_Form\\_PMC14.pdf](#)  
[image001.png](#)

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**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

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Dear Planning Policy Team

Please find enclosed a set of reps on the Proposed Main Mods to the LPR, on behalf of the land east of Pincent's Lane. There are three comments on the Main Mods and two on the proposed changes to the policies map.

With my best wishes for Christmas and the New Year.

Kind regards

Mike

**Mike Bodkin**  
Head of Planning



[REDACTED]  
[REDACTED]  
[www.wearetown.co.uk](http://www.wearetown.co.uk)  
[@WeTweetTown](#)  
[www.linkedin.com/in/mikebodkinplanner](https://www.linkedin.com/in/mikebodkinplanner)

2022 Housing Design Awards (Love Wolverton; CoHuT)  
2022 Planning Awards Planning Permission of the Year (Love Wolverton)  
2021 National Urban Design Award (Love Wolverton)  
2021 Festival of Place Future Place Award (Love Wolverton)  
2021 Civic Trust Award (Marmalade Lane)  
2020 Estates Gazette Future of Real Estate Award  
2020 RTP! Silver Jubilee Cup Winner (Marmalade Lane)  
2020 RICS Social Impact Awards Project of the Year (Marmalade Lane)  
2019 RIBA National Award (Marmalade Lane)  
2019 Housing Design Awards Richard Feilden Award (Marmalade Lane)  
2019 National Urban Design Award (Marmalade Lane)

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**From:** PlanningPolicy <PlanningPolicy@westberks.gov.uk>  
**Date:** Friday 6 December 2024 at 10:19  
**Subject:** Consultation on the West Berkshire Local Plan Review 2022-2039 Proposed Main Modifications

The West Berkshire Local Plan Review 2022-2039 (LPR) is currently being independently

examined by a Planning Inspector appointed by the Secretary of State. The Inspector's role is to assess whether the LPR has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements and whether it is sound (positively prepared, justified, effective and consistent with national policy). If the Inspector concludes that the LPR is sound and meets the necessary tests, it can then be adopted by the Council and will form the Local Plan for the District.

The Inspector issued his preliminary findings on 31 July 2024, and a note on the Main Modifications consultation on 24 October 2024. The findings are without prejudice to his final report but set out the Main Modifications he considers are required in order to make the LPR sound. These proposed Main Modifications are now subject to an 8-week public consultation from Friday 6 December 2024 to 31 January 2025.

It is important that any proposed Main Modifications do not undermine the sustainability process that has informed the preparation of the LPR. The Council has therefore updated the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA), and produced an addendum to the Habitats Regulations Assessment (HRA), both of which accompany the LPR.

We are therefore now inviting representations on the following documents between **Friday 6 December 2024 and 11:59pm on Friday 31 January 2025**:

- Schedule of Proposed Main Modifications to the West Berkshire Local Plan Review 2022-2039 (November 2024)
- Schedule of Proposed Changes to the Policies Map (November 2024)
- Updated Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Report – Proposed Main Modifications (November 2024)
- Addendum to the Habitats Regulations Assessment (HRA) of the Proposed Main Modifications (November 2024).

All documents relating to the Consultation on Proposed Main Modifications can be viewed electronically on the Council's website at <https://www.westberks.gov.uk/lpr-proposed-main-modifications>.

**Please note that representations may only be made in relation to the documents as set out above.** If you previously submitted representations to the earlier consultations on the LPR the Inspector has already considered these during the examination and there is no need to make them again.

**Representations must be received no later than 11:59pm on Friday 31 January 2025.** Late representations cannot be taken into consideration by the Inspector. The Statement of Representations Procedure attached explains where the relevant documents are available for inspection and how your comments should be submitted. I hope this is helpful, but if you require any further information, please do not hesitate to contact the Planning Policy Team on the contact details below:

Email: [planningpolicy@westberks.gov.uk](mailto:planningpolicy@westberks.gov.uk)

Tel: 01635 519 111

Yours faithfully,

Clare Lawrence  
Executive Director for Place

*You have been sent this email because you have previously made representations on the Local Plan or have asked to be kept informed. If you no longer wish to be contacted, please e-mail [planningpolicy@westberks.gov.uk](mailto:planningpolicy@westberks.gov.uk).*

This email and any attachments to it may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed may not necessarily represent those of West Berkshire Council. If you are not the intended recipient of this email, you must neither take any action based upon its contents, nor copy or show it to anyone. Please contact the sender if you believe you have received this e-mail in error. All communication sent to or from West Berkshire Council may be subject to recording and or monitoring in accordance with UK legislation, are subject to the requirements of the Freedom of Information Act 2000 and may therefore be disclosed to a third party on request.



**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> <a href="mailto:planningpolicy@westberks.gov.uk">planningpolicy@westberks.gov.uk</a>
	<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*		Mike
Last Name*		Bodkin
Job title <i>(where relevant)</i>		Head of Planning
Organisation <i>(where relevant)</i>	U and I (Pincents Lane) Ltd	TOWN
Address* <i>Please include postcode</i>	Land Securities 100 Victoria Street London SW1E 5JL	Reeds Wharf 33 Mill St London SE1 2AX
Email address*		████████████████████
Telephone number		██████████
Consultee ID <i>(if known)</i>		1059032

\*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):	Mike Bodkin, TOWN On behalf of Pincents Lane U and I (Pincents Lane) Ltd
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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	<b>Schedule of Proposed Main Modifications</b>
Modification/Change reference number (MM / PMC)	<b>MM3</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>Justified:</b> the LPR should be the most appropriate strategy, when considered against the reasonable alternatives	
<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.*

The proposed Main Modification is necessary in order to facilitate the allocation of new sites including TIL13, land to the east of Pincents Lane which are vital in order to render the Plan sound.

**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.

<b>Signature</b>		<b>Date</b>	20/12/24
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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>.





**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> <a href="mailto:planningpolicy@westberks.gov.uk">planningpolicy@westberks.gov.uk</a>
	<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*		Mike
Last Name*		Bodkin
Job title <i>(where relevant)</i>		Head of Planning
Organisation <i>(where relevant)</i>	U and I (Pincents Lane) Ltd	TOWN
Address* <i>Please include postcode</i>	Land Securities 100 Victoria Street London SW1E 5JL	Reeds Wharf 33 Mill St London SE1 2AX
Email address*		[REDACTED]
Telephone number		[REDACTED]
Consultee ID <i>(if known)</i>		1059032

\*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):	Mike Bodkin, TOWN On behalf of Pincents Lane U and I (Pincents Lane) Ltd
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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	<b>Schedule of Proposed Main Modifications</b>
Modification/Change reference number (MM / PMC)	<b>MM44</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>Justified:</b> the LPR should be the most appropriate strategy, when considered against the reasonable alternatives	
<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.*

The proposed Main Modification to allocate the site east of Pincents Lane, RSA X, is supported. Along with the other new allocations and increase of the allocation for NE Thatcham (Policy SP17), these Main Modifications are fundamental to ensuring soundness of the Plan.

Nonetheless an increase of the unit numbers proposed for allocation under RSA X to 165 is sought in line with the representations made under MM45.

**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>	✓

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Signature		Date	20/12/24
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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>.

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<b>Return by:</b>	<b>11:59pm on Friday 31 January 2025</b>

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	1. Your details	2. Agent's details (if applicable)
Title		Mr
First Name*		Mike
Last Name*		Bodkin
Job title <i>(where relevant)</i>		Head of Planning
Organisation <i>(where relevant)</i>	U and I (Pincents Lane) Ltd	TOWN
Address* <i>Please include postcode</i>	Land Securities 100 Victoria Street London SW1E 5JL	Reeds Wharf 33 Mill St London SE1 2AX
Email address*		████████████████████
Telephone number		██████████
Consultee ID <i>(if known)</i>		1059032

\*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):	Mike Bodkin, TOWN On behalf of Pincents Lane U and I (Pincents Lane) Ltd
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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	<b>Schedule of Proposed Main Modifications</b>
Modification/Change reference number (MM / PMC)	<b>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>Justified:</b> the LPR should be the most appropriate strategy, when considered against the reasonable alternatives	
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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.*

The proposed Main Modification to allocate the site east of Pincents Lane, RSA X, is supported. Along with the other new allocations under the Plan and increase of the allocation for NE Thatcham (Policy SP17), these Main Modifications are fundamental to ensuring soundness of the Plan.

Nevertheless, the opportunity should be taken to increase the allocation to 165 units. A modest increase of 27 units overall would represent 11 much needed affordable homes. It would represent efficient use of land and a small but significant increase in numbers in the eastern part of the Council’s area. Thus it would support the direction of travel set out by the Government under NPPF 2024.

Furthermore, in developing the proposed policy wording for RSA X, the Council has accepted use of the Promoter’s evidence base. This evidence base has demonstrated that 165 units can be accommodated at an appropriate density whilst not resulting in unacceptable impacts including to landscape, ecology, and on the local highway network.

**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.

<b>Signature</b>		<b>Date</b>	20/12/24
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**West Berkshire Local Plan Review 2022-2039 (LPR)  
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 (6 December 2024 – 31 January 2025)**

Representation Form

**Ref:**  
 (For official use only)

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	<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.

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	1. Your details	2. Agent's details (if applicable)
Title		Mr
First Name*		Mike
Last Name*		Bodkin
Job title <i>(where relevant)</i>		Head of Planning
Organisation <i>(where relevant)</i>	U and I (Pincents Lane) Ltd	TOWN
Address* <i>Please include postcode</i>	Land Securities 100 Victoria Street London SW1E 5JL	Reeds Wharf 33 Mill St London SE1 2AX
Email address*		████████████████████
Telephone number		██████████
Consultee ID <i>(if known)</i>		1059032

\*Mandatory Field

## **PART B – Your representation(s)**

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Your name or organisation (and client if you are an agent):	Mike Bodkin, TOWN On behalf of Pincents Lane U and I (Pincents Lane) Ltd
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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	<b>Schedule of Proposed Changes to the Policies Map</b>
Modification/Change reference number (MM / PMC)	<b>PMC5 (and Annex E)</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>Justified:</b> the LPR should be the most appropriate strategy, when considered against the reasonable alternatives	
<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.*

The proposed change to the Policies Map is supported along with the detailed amendment as shown in Annex E to the Schedule of Proposed Changes. These are part of the essential changes required to ensure that the Plan is legally sound through the allocation of the land to the east of Pincents Lane.

**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.

<b>Signature</b>		<b>Date</b>	20/12/24
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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>.



**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> <a href="mailto:planningpolicy@westberks.gov.uk">planningpolicy@westberks.gov.uk</a>
	<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*		Mike
Last Name*		Bodkin
Job title <i>(where relevant)</i>		Head of Planning
Organisation <i>(where relevant)</i>	U and I (Pincents Lane) Ltd	TOWN
Address* <i>Please include postcode</i>	Land Securities 100 Victoria Street London SW1E 5JL	Reeds Wharf 33 Mill St London SE1 2AX
Email address*		████████████████████
Telephone number		██████████
Consultee ID <i>(if known)</i>		1059032

\*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):	Mike Bodkin, TOWN On behalf of Pincents Lane U and I (Pincents Lane) Ltd
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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	<b>Schedule of Proposed Changes to the Policies Map</b>
Modification/Change reference number (MM / PMC)	<b>PMC14 (and Annex M)</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.	
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<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.*

The proposed change to the Policies Map is supported along with the detailed boundary as shown in Annex M to the Schedule of Proposed Changes. These are part of the essential changes required to ensure that the Plan is legally sound through the allocation of the land to the east of Pincents Lane.

**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		Date	20/12/24
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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>.