

From: [REDACTED]
To: [REDACTED]
Subject: FW: Representation form - west Berks LPR 2022-2039 Proposed Main Modifications
Date: 31 January 2025 15:03:21
Attachments: [REDACTED]

From: Nik Skidmore [REDACTED]
Sent: 31 January 2025 14:23
To: Planapps [REDACTED]
Subject: Representation form - west Berks LPR 2022-2039 Proposed Main Modifications

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

Please find attached my representation form for the West Berks LPR 2022-2039.

Sent from my iPhone



**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: [Redacted]
	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cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.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	Mr	
First Name*	Nicholas	
Last Name*	Skidmore	
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>		

*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):	
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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)	

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.	
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 strongly object to the proposed inclusion of Pincents lane in the LRP for the following reasons: -

- Even though the housing has been reduced it still means loss of green space;
- Traffic congestion will continue to worsen particularly when taking other possible developments on Pincents Lane (eg Pincents Manor), the continued build on Dorking Way and in Theale into account;
- Impact on wildlife and habitat;
- Impact on public rights of way;
- The area is earmarked for inclusion in the Local Green Space plan;
- The councils exiting housing (DPD) still has 5 years to run, so the application is premature;
- The proposed building is still outside the Tilehurst settlement boundary and should not be built on;
- Lack of primary and secondary school spaces for such a sizeable increase in population when also taking into consideration the development in Dorking way and Theale;
- Lack new or improved of GP and other healthcare facilities available for such a sizeable increase in population when also taking into consideration the development in Dorking way and Theale; and
- As West Berks Council have declared a climate emergency, I would be grateful if you could explain and how building on green field helps this when brown field opportunities are arising or available?

I have lived in and around the area likely to be directly impacted by this unnecessary development, both during any proposed development and if this estate was built (Little heath road and City Road). The infrastructure would not support either the increased traffic (including the construction traffic) during and post development, or the increased population. There are a three primary schools in and around the Littleheath road end of Pincents lane and a large secondary school (Littleheath). Presumably these fall under the West Berks LEA? If so are they aware of the potential additional risk to their pupils caused by the increased traffic?

The land around Pincents lane and the lane itself has provided a valuable recreational resource for many people, who live and work in the surrounding area, for many years; but in particular since the Covid lockdown restrictions. Many people, as evidenced by the number of people using the land itself for dog walking and lane for access to the wider area (Sulham woods, Nunhide lane and the surrounding countryside), have relied on this open space to help manage their mental wellbeing during these trying times.

I regularly use both the lane and the land in question for recreational activities (3-4 times a week for a number of years – can provide evidence to support this through recording on fitness app). The loss of this land, with its inherent beauty, tranquillity and wildlife is likely to impact on my mental health and wellbeing.

Any development on this land will interrupt or block the wildlife corridor that runs from Calcot golf course, the woodland at the top of Langley hill, the woodland in the Bird estate and through into the woodland around Turnhams farm and into Sulham woods.

Finally, there has been little evidence provided to demonstrate how this site in particular, is the most suitable piece of land within West Berks for this development.

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>X</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	Nik Skidmore	Date	31 01 2025
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Your completed representations must be received by the Council by 11:59pm on Friday 31 January 2025.