

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Subject:** Local Plan Review Consultation  
**Date:** 19 December 2024 08:46:37  
**Attachments:** [Local Plan Review Consultation personal response.docx](#)

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

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Hi,

Please find attached my response to the Local Plan Review Consultation.

I am raising concerns about MM3 and MM45.

Regards

Charles Croal



**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cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.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*   | CHARLES         |                                    |
| Last Name*  | CROAL           |                                    |
| Job title<br><i>(where relevant)</i>  |                 |                                    |
| Organisation<br><i>(where relevant)</i>   |                 |                                    |
| Address*<br><i>Please include postcode</i>  |                 |                                    |
| Email address*  |                 |                                    |
| Telephone number  |                 |                                    |
| Consultee ID<br><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<br>(and client if you are an agent): | MR CHARLES CROAL |
|--|------------------|

### **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 (MM) - November 2024</b> |
| Modification/Change reference number (MM / PMC) | <b>MM3 &amp; 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   |  |
| <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.*

**MM3- Tilehurst – to reflect new site allocation at Pincents Lane and the inclusion of the Pincents Lane Retail Park. (as shown in the Schedule of Proposed Changes to the Policies Map (PMC5))**

*I am concerned about the limited nature of vehicular access to the proposed site at Pincents Lane. The site can only be accessed by the public from a narrow lane which leads down to the entrance of the Retail Park near to Junction 12 of the M4. This is already a busy stretch of road with many traffic hold ups, particularly at peak times and weekends. Currently, there are IKEA and Dunelm Mill which generate high volumes of traffic. Also feeding on to the A4 are the customers of Sainsburys, B & M, McDonalds and the other businesses in the Retail Park. There are also high volumes of traffic in and out of Reading along the A4 causing many hold ups and congestion.*

*I am also worried that inclusion of the Retail Park within the settlement boundary may have the eventual result of this area switching from commercial use to domestic building land at a future date. I think this would be detrimental to the area and result in a loss of shopping facilities and employment opportunities for local residents.*

**MM45- Insert new RSA policy and accompanying indicative site map into LPR before policy RSA6 as follows:**

*I am concerned about the limited nature of vehicular access to the proposed site at Pincents Lane. The site can only be accessed by the public from a narrow lane which leads down to the entrance of the Retail Park near to Junction 12 of the M4. This is already a busy stretch of road with many traffic hold ups, particularly at peak times and weekends. Currently, there are IKEA and Dunelm Mill which generate high volumes of traffic. Also feeding on to the A4 are the customers of Sainsburys, B & M, McDonalds and the other businesses in the Retail Park. There are also high volumes of traffic in and out of Reading along the A4 causing many hold ups and congestion.*

**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)? - No

*(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)? – No

*(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>   | <i>x</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>Charles Croal</b> | <b>Date</b> | <b>19 December 2024</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>.