

From: [REDACTED]
To: [PlanningPolicy](#); [REDACTED]
Cc: [REDACTED]
Subject: West Berkshire Local Planning Review 2022 - 2039 (LPR)
Date: 21 January 2025 18:16:40

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To whom it may concern: - Consultation on Proposed Main Modifications (6 December 2024 - 31 January 2025)

copy: Olivia Bailey MP, Cllr Clive Taylor

MM45 - I wish to object to the inclusion of the Pincents Lane site (138 homes) in the local plan for the following reasons:

There is a very large housing development currently taking place on a former wasteland site, within the boundaries of the A4 Theale bypass, Tidmarsh Road and Theale Green School, which will no doubt impact on the local doctor's surgery, schools and Theale High Street, not to mention additional traffic when the estate is completed. With the closure of Lloyds Pharmacy in Sainsbury's superstore close by, Kamson's Pharmacy in Theale High Street (the nearest to Sainsburys) had to take on an additional 800 (eight hundred) new customers. It is just about managing!

The infrastructure around the Pincents Hill area will have great difficulty coping with the additional traffic generated by the development mentioned above, let alone more traffic generated by another development at Pincents Hill. Currently, a large volume of traffic is generated by the close proximity of junction 12, the M4 and A4 interchange. Additionally, the junction on the A4 (close to J12,) access to Sainsburys, other stores nearby, the petrol station, Dunelm, Porsche, McDonalds and Ikea, just about copes with traffic at off peak times. Peak times can be chaotic, with waits for customers trying to get out of Ikea alone, taking 1 - 2 hours not unusual! Pincents Lane traffic would therefore stand no chance.

The proposed site is close to the National Landscape and grade 2 listed building at Pincents Manor Hotel. This existing area provides a natural and wildlife corridor between ancient woodland in Tilehurst and the National Landscape.

There is inadequate emergency vehicle access from the north of Pincents Lane.

An impact on wildlife and protected species (bats and badgers).

Noise from the M4.

Flooding risk

MM03 - I also wish to object to the proposal to extend the Tilehurst settlement boundary to include the proposed Pincents Lane development site, as it is there to prevent urban sprawl and to protect the gap between the settlements of Tilehurst, Calcot and Theale. There has been no prior consultation with the public or Parish Council on this change.

Regards

Mike Bishop

