

From: [REDACTED]
To: [REDACTED]
Cc:
Subject: Consultation on proposed modifications to the West Berkshire Local Plan Review 2022-2039 - West Berkshire Council
Date: 31 January 2025 23:43:40

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Objection from Miss Zofia Farmer [REDACTED]

MM45 - New RSA policy – Land at Pincents Lane, Tilehurst in response to the Inspector’s Action Point (AP77) contained within IN30 i.e. AP77. Council to propose modifications to the Plan to identify additional deliverable sites and/or developable sites and/or broad locations. The response should suggest specific sites, and/or broad locations along with relevant policy wording.

The land at Pincents Lane has been proposed and rejected as a possible site for development many times over the last few years and it should not be considered a deliverable site. The same problems that beset the site at the last consideration still remain namely:

The only access to the site would be via Pincents Lane from the south, past IKEA, which is completely unsuitable. The whole junction by the retail park is terrible and regularly snarls up with traffic at the weekends and the bank holidays are a complete disaster. The locals know not to go near IKEA by car on bank holidays unless they want to spend several hours sitting in traffic. The traffic jams are terrible for the environment and adding hundreds of cars from 138 new houses will add hugely to an already bad situation. The suggestion that people would use public transport and wouldn’t have cars is ridiculous.

The emergency access point is via Pincents Lane which is steep and narrow and when it rains it’s like a stream and when it’s cold this freezes over. Completely unsuitable for emergency vehicles.

The site lies within the setting of the North Wessex Downs National Landscape (AONB) and serves as a green space for the locals and is home to many animals and plants. This would all be destroyed.

There has already been a lot of building of new houses near jn 12 of the M4 recently and still there are no plans for any additional GP surgeries or schools. Local facilities are hugely under pressure.

Kind regards

Zofia Farmer
[REDACTED]