

From: [REDACTED]
To: [REDACTED]
Subject: FW: West Berkshire Local Plan Review 2022-2039 (LPR) Consultation on Proposed Main Modifications (6 December 2024 - 31 January 2025) Representation for MM3 and MM4
Date: 29 January 2025 09:49:28

From: Emma Pottinger [REDACTED]
Sent: 29 January 2025 01:21
To: Paula Amorelli [REDACTED]
Subject: West Berkshire Local Plan Review 2022-2039 (LPR) Consultation on Proposed Main Modifications (6 December 2024 - 31 January 2025) Representation for MM3 and MM4

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Dear WBC Planning Team

[REDACTED]
[REDACTED]. My representation relates to the Schedule of Proposed Main Modifications and also to the Schedule of Proposed Changes to the Policies Map the main modification is MM3 and proposed policies map change PMC5 and also MM45 and PMC14.

I consider the Proposed Main Modifications MM3 and MM45 and the Proposed Policy Map change PMC5 and PMC14 to be legally compliant but not be sound and that it should be consistent with national policy and the Local Plan Review (LPR) should enable the delivery of sustainable development in accordance with the policies of the NPPF.6

MM3

My representation is I want MM3 on the new LPR to be deleted entirely and for any mention of Pincents Lane, Pincents Hill, Pincents Lane Retail Park, Tilehurst and Calcot and for any mention of these to also be deleted entirely from the new LPR and the Proposed Policy Map. I strongly think the building development would be damaging for local communities and for nature be it flora or fauna that lives and grows on PIncents Hill. There are a lot of animals and insects that live there and there are many plants and trees that grow there. These do not seem to be valued as much as they should be some are on the list of disappearing species; I learnt about the nature there as a child and as an adult and I think future generations should be able to learn from actually seeing it in person rather than from photos, Pincents Hill is a unique and beautiful area which supports the environment and the climate, by building this development you will be destroying the nature that lives on it plants and trees will die as will animals and insects.

The new LPR says that there is a need for homes and that they will ensure that there is no negative climate change which is ridiculous as how can destroying this area of natural beauty not have a bad effect on the climate especially given the reduced gap between settlements all of this is not in line with climate change policies. It also contradicts the Government Climate Policies by destroying green space and the flora and fauna that live there, some animals, birds and insects will be made homeless and will be put into danger.

[REDACTED] over the years I've seen green spaces where adults and children and animals can go to for a walk, nature or bird watch or simply to enjoy the fresh air and beauty around them and/or relax in. A member of the Pincents Hill Against Development Facebook group recently saw a Meadow Pipit and their population is threatened. As well as the beautiful views and health benefits it provides Pincents Lane is also an important reservoir for Flora and Fauna the latter includes the Deer are often seen by the visitors walking there and with their Fawns, Badgers, Kites and pollinating insects. I know many people are so happy that the Kites have been reintroduced to the area I've watched their group grow

from 2 to 10 I will never not be astounded by their beauty, grace and their calling the others to check on them I will always be fascinate and stop to watch them. It also supports many species of trees and plants. The area that all of these will be left with will not be sufficient for them to survive and thrive as they do now.

The development will be taking away a large area of beauty which is local, and we don't have to drive miles to visit how amazing is it that all of these flora and fauna exist so close to us. It is so important that the Pincents Hill green space and others like it should be protected from development and be left to stop any further climate changes.

An ecological assessment carried out previously showed that any housing development on Pincents Hill land would be detrimental to flora and fauna how could it not. As you know Badgers also live on Pincents Hill and in 2023 The Badgers Trust visited Pincents Hill and confirmed that there were Badger setts very close to where the trees were cut back and said that any clearance that work undertaken was illegal and no machinery should be used within 20 metres of the setts (crime reference 43230095046 and incident number 116902032023). If that was the case, then and the Badgers still have setts there then surely this development would be illegal.

In addition to the destruction of nature the development will have a bad effect on the traffic the traffic from Tilehurst to Calcot and to the A4 or M4 and doing the same on the route back to Tilehurst. There has always been congestion and it's always been bad even more so when Ikea was built and by adding more homes to the area the going to add more vehicles to the roads and create more traffic problems.

It would add to the congestion that already exists on Langley Hill, Sulham Road towards Pangbourne or Theale. Langley Hill is currently become severely congested due to the roadworks being done on the M4 given previous work on the motorway have taken years to complete and given the extra housing built off of Dorking Way has added to traffic congestion despite the extra lanes on the A4 towards the M4. If Pincents Lane was fully opened to traffic residents of Purley, Pangbourne and other areas west of Reading and that will mean they need to use road that has Ikea off of it which will make the traffic congestion horrific then they'll have to use the Sainsbury's roundabout which despite all of the traffic junction -is still terrible I've seen cars at a standstill for a very long time. This will all mean that the terrible congestion in those areas and roads will be made much worse by adding dwellings to Pincents Lane.

At the moment it is hard to get an NHS dentist that isn't miles away I've been trying for 4 years without luck adding to the population in Calcot and Tilehurst will make this problem worse. All of the local Primary Schools (Springfield, Birch Copse, Calcot are full as are Theale Green, Little Heath and Dene3field Secondary Schools.

In addition, all of the local Doctors surgeries are full and are not accepting new patients. I've heard some surgeries have had to cut their catchment area down to keep going. Today I phoned my surgery, Tilehurst Village Surgery at 8am I was caller 18 but there were no appointments left so it will mean calling at 8am each day until I get an appointment. I don't understand that given all of these issues how you can add new residents to an area which is already stretched to capacity and struggling. A past application had said the developers would build a Doctors Surgery, but the NHS confirmed during that process that they won't be able to take it on or staff it. Plus if you add in the fact that there are already limited Pharmacy provisions in and around Theale, Calcot and Tilehurst it will make things worse because people will have to travel, the majority by car which will add to the traffic congestion as they will need to go to other areas where they can get their medications which will also put a further strain on the climate.

So if this proposed development does go ahead the new residents would have no services available to them which makes the building of these dwellings on

Pincents Hill completely impractical and would add a huge amount of stress to a system that cannot cope now let alone add in extra people and it won't just be the new residents suffering all of the locals in Calcot, Theale and Tilehurst will suffer too.

MM45

My representation for MM45 and for the on the new LPR I want this to be completely deleted and for any mention of Pincents Lane, Pincents Hill, Pincents Lane Retail Park, Tilehurst and Calcot to and for these to also be deleted entirely from the new LPR and the Proposed Policy Map. I strongly object to the proposed housing development Pincents Hill is a well-loved and well used green space by so many locals. Whilst I understand there is a need for more homes, I think that these should be built in the right areas and one where there will not be a bad effect on the climate which wouldn't contradict the Government's stance on climate change.

We also need green spaces, and I think you have underestimated how valued Pincents Hill is to us locals and to others that travel to visit it. At a time when people are being encouraged to keep themselves and their children and families active and cut down on obesity levels taking away this area of natural beauty would take away the ability to be active and outside in the fresh air and will therefore be detrimental to their health. Green spaces like Pincents Hill which are packed with nature should be preserved for our generations and future generations to go to and walk, bird watch, nature watch, to see the wide variety of trees and plants and for them to relax and unwind and benefit from being out in the fresh air too. We don't want future generations to see photos and videos of what was there before the dwellings and for them to see species of flora and or fauna which are extinct due to the destruction of this area. The original and new LPR is in contradiction the Government Climate Policies as it will be destroying green space and the flora and fauna that live there, some animals, birds and insects will be made homeless and will be put into danger.

Mixing the sizing of the dwellings doesn't solve the problems or the damage that the development will cause and I'm not just talking about the damage and danger it will do to nature and the flora and fauna there are other problems that it will cause locally like the extra traffic it will add to the roads that are already have heavy traffic due to the number of cars on the roads and the additional traffic coming in from people going to visit Ikea and traffic jams will happen more often and will grow in size. There has also been a big housing development on Drake Way in Calcot when you think that most homes now have at least 2 vehicles that extra traffic cancelled out any beneficial changes that were made by adding additional lanes to the Bath Road.

Access to the development via Pincents Lane is a bad idea as it is not able to cope with that level of traffic plus the lane floods when there is rain making it dangerous and unusable and in the winter the road ices over making it like a skating rink which will not make it safe for vehicles (cars, vans, lorries, bicycles, wheelchairs or mobility scooters) or the pedestrians (able bodied or disabled). The lane will also not be able to cope with the Emergency vehicle access. Any changes you make to stop these issues will cause problems for the residents of Calcot as the water will be diverted to Royal Avenue and Garston Crescent and of all the roads that join them. Walking and cycling routes that have been suggested to link in with the existing public rights of way will not lessen the traffic problems. All they do is destroy and damage more nature removing that land will have a negative impact on the climate. The new LPR mentions that the Ecological Impact Assessment (EclA) will be given to the Developers so mitigating measures can be taken to ensure any designated sites and or protected habitats and or species will not be adversely impacted yet there is a lot of evidence that we need to increase and not decrease our green spaces to achieve net zero.

The development will be taking away a large area of beauty which is local, and we don't have to drive miles to visit how amazing is it that all of these flora and fauna exist so close to us. It is so important that the Pincents Hill green space and others like it should be protected from development and be left to stop any further climate changes.

An ecological assessment carried out previously showed that any housing development on Pincents Hill land would be detrimental to flora and fauna how could it not. As you know Badgers also live on Pincents Hill and in 2023 The Badgers Trust visited Pincents Hill and confirmed that there were Badger setts very close to where the trees were cut back and said that any clearance that work undertaken was illegal and no machinery should be used within 20 metres of the setts (crime reference 43230095046 and incident number 116902032023). If that was the case, then and the Badgers still have setts there then surely this development would be illegal.

From talking to people from older generations I've learnt that from Tilehurst Triangle to Calcot there were a lot of green spaces that they would go to and play and enjoy nature there were also farms all of which apart from Pincents Hill and Calcot Recreation Ground have disappeared. The thought that Pincents Hill could be destroyed and replaced with dwellings is awful I fear that in future there will be housing developments from Reading to Newbury and beyond with no green space except for small recreation parks that thought scares me and I'm scared that some species will become extinct. I fear that if people want to enjoy nature in the future they will have to travel to the New Forest or Exmoor, Dartmoor or the Lake District that may sound over dramatic but if you keep building on land like Pincents Hill it will eventually happen.

I used to live [REDACTED] in Tilehurst our house was up a part of the road that us and 3 other houses used and on the other side was fields all the way up to Long Lane. It was used by the Equestrian Centre, and we used to see horses all the time we also used to be able to walk along to Sulham Woods that area was beautiful all the year round in the springtime there would be an abundance of bluebells. Now all of that land is one big housing estate and that is so sad and seems so wrong. This is why I understand the need to opposed housing developments on these beautiful green spaces we have and keep them as they are.

There are areas all over Reading where businesses have been abandoned or closed and the buildings %or land are empty and unused and some have been vandalised surely those areas would be better to use to build dwellings.

In to the destruction of nature the development will have a bad effect on the traffic the traffic from Tilehurst to Calcot and to the A4 or M4 and doing the same on the route back to Tilehurst. There has always been congestion and it's always been bad even more so when Ikea was built and by adding more homes to the area the going to add more vehicles to the roads and create more traffic problems.

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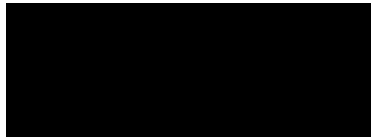
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In addition, all of the local Doctors surgeries are full and are not accepting new patients. I've heard some surgeries have had to cut their catchment area down to keep going. Today I phoned my doctors surgery, Tilehurst Village Surgery, at 8am I was caller 18 but there were no appointments left so it will mean calling at 8am each day until I get an appointment. I don't understand that given all of these issues how you can add new residents to to an area which is already stretched to capacity and struggling.

A past application had said the developers would build a Doctors Surgery, but the NHS confirmed during that process that they wouldn't be able to take it on or staff it. Plus if you add in the fact that there are already limited pharmacy provisions in and around Theale, Calcot and Tilehurst it makes things worse as then people will have to travel the majority by car to other areas where they can get their medications which will put a further strain on the climate.

So if this proposed development does go ahead the new residents would have no services available to them which makes the building of these dwellings completely impractical and would add a huge amount of stress to a system that cannot cope now let alone to cope now and if you add in extra people that would live in these dwellings it won't just be the new residents suffering all of the locals in Calcot, Theale and Tilehurst will suffer too.

Removing green spaces such as Pincents Hill should be halted we cannot continue to destroy habitats for wildlife or as I've said previously somewhere for people to relax, walk, bird or nature watch and enjoy the fresh air. We cannot let traffic increase due to the pollution it brings or ruin the local habitat for wildlife and increase the risk of flooding. Neither can this area support extra people medically.



Electronically signed by Emma Pottinger on 28th January 2025.