

**From:**

**To:**

**Subject:**

Objection to the LPR Proposed Main Modifications (MM) Nov 2024 re: Land East of Pincents Lane (TIL13) and the Proposed extension of the Tilehurst Settlement Boundary (PMC5, Annex E)

**Date:**

28 January 2025 16:13:57

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Dear Sir/Madam,

With regards to the above referenced article and the recent proposal to include Pincents Lane (Site TIL13, as referred to in the Schedule of Proposed Main Modifications (MM) - November 2024)), and to the Proposed Changes to Policies Map as amended 16 Dec 24 re PMC12 where these both propose:

- The inclusion of the Land East of Pincents Lane as a development site
- The proposal to extend the Tilehurst Settlement Boundary

I want to raise an objection to its inclusion given that this application has been refused on multiple occasions over the last few years, on the following basis:

#### 1. Access, Traffic and Congestion

When the council and developers previously reviewed the site access, they concluded that access to the proposed residential area would run past IKEA down the lower section of Pincents Lane to the interchange with Sainsbury's and then onto the M4.

Previous explorations solidly indicated that any exiting traffic heading south, passing by the IKEA site will create an additional congestion problem to that which already exists. Nothing has changed except the volume of traffic is now very likely to actually be higher than when last reviewed.

Also shoppers of IKEA have to cross the road to gain access to the carpark, although there is a controlled crossing there already many people just simply cross without checking as they believe, albeit wrongly, that the land is part of IKEA and not a public road, so by having more vehicles using this road to gain access to a residential site, there is a huge safety concern to pedestrians and road users here.

Should an exit to the north onto City Road or Little Heath Road now be under consideration, the residents from this new development would add to the already congested traffic going down Langley Hill or even down Sulham Hill towards Pangbourne/Theale to get out to the westbound A4.

As a current resident on Hildens Drive near City Road, I already find that I have difficulty assessing & exiting my driveway during school times as it is, so should full access or even just north access from Pincents Hill be granted under this new proposal, it will add an unacceptable pressure on an already exhausted road system within Tilehurst causing unnecessary pollution too.

Over the last 6-12 months lots of temporary traffic lights have popped up in & around Tilehurst at various times and they prove that once 1 single road is restricted/closed even just for 1 day it just grinds nearly all of Tilehurst to a halt, so by adding additional vehicles access to Pincents Hill north it will just add to the plight of all residents trying to negotiate a road network that is already struggling.

Surely given the current traffic situation, which is now worse than when previously assessed, this should be an automatic refusal for any future proposals.

## 2. Amenities:

Currently all local Primary (St Paul's, Springfield, Birch Copse, Calcot) and Secondary (Theale Green, Little Heath and Denefield) Schools are full.

Plus all of the local Doctors surgeries are full and not accepting new patients. There also currently seems to be limited pharmacy provisions in and around Tilehurst

These new residents will effectively have no services available to them, which makes the proposal completely impractical, and would add excessive stress to a system that is unable to cope now, let alone further down the line.

## 3. Change in Tilehurst Settlement Boundary Proposals (PMC5: Annex E)

This change is a blatant attempt to bring the proposed Pincents Lane development into a position where the council can simply justify putting housing there without further consultation.

TIL13 plan includes a recreational space adjacent to the Pincents Lane site, but this feels like a ploy to sneak in an auto approval clause to build on the existing recreation ground without further consultation which is extremely underhanded & needs to be stopped.

There are very few natural open spaces left in Tilehurst/Calcot so we really need to keep the local green spaces we still have for people's own mental health and to conserve wildlife habitats. Pincents Hill is a site that really needs to be safeguarded and one that residents have continually fought for and will continue to do so which shows how open spaces are important to existing local residents welfare.

Thank you for your consideration.

Jo Spice

