

From: [REDACTED]
To: [PlanningPolicy](#)
Cc: [REDACTED]
Subject: Objection - Pincents Lane Development & Tilehurst Settlement Boundary Extension
Date: 31 January 2025 22:40:08
Attachments: [REDACTED]

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

Dear Sir / Madame,

Please find attached my letter of objection to 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).

Please note I do not want my personal details to be published.

Regards,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Friday 31st January 2025

Head of Planning Policy Team,
Development and Housing,
West Berkshire District Council,
Market Street,
Newbury,
RG14 5LD
planningpolicy@westberks.gov.uk
[REDACTED]

Dear Sir/Madame,

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)

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'm writing to strongly object, multiple applications on the land known as Pincents Lane have been refused for a number of years. The same key concerns have been repeatedly outlined and contributed to applications being refused:

1. Access – previously site access was determined to be via the lower end of Pincents Lane past Sainsburys and IKEA, onto the A4. This is an area already

known to be gridlocked and will struggle further with the recent housing additions in Dorking Way and Stoneham Farm.

Were access to be onto City Road or Little Heath Road this would further add to the congestion going down Langley Hill or even via Sulham and Theale to get onto the A4/M4.

Currently Pincents Lane is a steep narrow single track country lane with few passing places and well known for black ice given the stream which flows across it, making it unsuitable. If it were to be opened up (requiring the destruction of many trees) it would become a shortcut for many in Tilehurst, Purley and West Reading to access the A4/M4 or to reach Sainsburys and IKEA.

The traffic situation now is far worse than during previous assessments.

2. Education – the local primary and secondary schools (Springfield, Birch Copse, Calcot, Little Heath, Deanfield and Theale Green) are already full, any development would place sizeable additional demand
3. Healthcare – the local doctors surgeries are full and not accepting new patients, in previous applications a proposed health centre has been rejected by the local NHS commissioning group as they would not be able to staff it.

The lack of services makes the proposed inclusion impractical and would only add strain to a system already at capacity.

4. This site is a 'green lung' separating the settlements of Tilehurst, Calcot and Theale. It is a corridor of established flora and fauna that contributes to our natural environment, a valuable part of the ecosystem given its proximity to the SSSI to the west of Sulham Woods.
5. The change of the Tilehurst Settlement Boundary risks future development on Pincents Lane without consultation. Disappointingly Calcot Recreation Ground is also included, is there an intention that it could be converted to housing at a later date?
6. West Berks Council previously declared a climate emergency, therefore this green space should be designated 'open green space' and focused should be placed on brownfield sites for development.

Residents have repeatedly expressed their opposition to development at this site, therefore West Berks Council should reconsider extending the Tilehurst Settlement Boundary and Pincents Lane as a development site.

As expressed previously, the continuous stream of development applications for Pincents Lane needs to be drawn to a close and the land dedicated as a greenbelt site alongside Calcot Recreation Ground, open common land to all protected from further development applications.

Regards,

A solid black rectangular box used to redact the signature of the sender.