
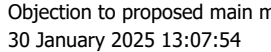


From: 
To: 
Cc:
Subject: Objection to proposed main modifications TIL13 and PMC5, Annex 5
Date: 30 January 2025 13:07:54

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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)

To whom it may concern

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 proposed and subsequently refused on multiple occasions over the last few years, on the following basis:

1. Access, Traffic and Congestion

When the council and developers assessed the site access, they originally 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. Also, 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 or Theale to get out to the westbound A4.

As a resident living off City Road, I am very concerned about the potential for even more traffic which, particularly at school drop off and pick up times is very congested and dangerous for pedestrians and cyclists.

If Pincents Lane is to be fully opened, will use it to get to IKEA and to Sainsbury's, creating additional problems. It is clear that using only the 'bottom end' of Pincents Lane will just cause bottlenecks.

Surely given the current traffic situation, this is now worse than previously assessed and should be reassessed in any future decisions.

2. Amenities:

At this time, we know that all local Primary (Springfield, Birch Copse, Calcot) and

Secondary (Theale Green, Little Heath and Denefield) Schools are full.

In addition, all of the local Doctors surgeries are full and are not accepting new patients, and some have even shrunk their catchment area to try and resolve the problem themselves.

How will these new residents be served if there are no spaces for education and medical services anywhere?

A past application 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 and to staff it. Add to this that there are now limited pharmacy provisions in and around Theale and Tilehurst, this makes matters worse as people will have to travel, mostly by car, to locations where they can get their medications.

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 simply to bring the proposed Pincent's Lane development into a position where it can be developed without further consultation.

It appears that this change also includes Calcot Recreation Ground, does this mean that this area will also be considered for development at some point?

I am very concerned about systematic elimination of our local green spaces, we cannot continue to destroy habitats for wildlife or remove outdoor spaces where people can go to relax, to exercise and to benefit from the well documented and researched effect of being in nature.

Yours sincerely

Julie Connell

