

From: [REDACTED]
To: [PlanningPolicy](#)
Cc: [REDACTED]
Subject: LPR main modifications - comments
Date: 19 January 2025 18:10:17

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Dear sir/Madam,

With Ref. To: Inclusion of the Land East of Pincents Lane as a development site.

My comments are as follows:

The proposal for a singles access point along Pincents Lane to the proposed development is without question, a mistake of grand proportions.

The allowed development of IKEA, without a separated exit point and slip road from the M4 at J12, has made traffic at peak times and weekends, terrible. The combined effect of Sainsbury's, their petrol station and IKEA traffic at peak times is bad enough.

By adding another 138 dwellings with the need to utilise Pincents Lane as an access point, will undoubtedly make this situation worse still.

Further to traffic congestion, there are the impacts to local schools admissions and placements, a problem that is already acute. Add to this the pressure on local doctors surgeries and pharmacies (the latter have seen a sharp decline over the last few years) and dentists; without the provision to expand these facilities, pressure on them will be greater and access to these services will see a degradation in quality.

All of this comes on top of the fact that local people will be deprived of a much used green area.

May I remind you that these were all topics highlighted in the last enquiry around proposed developments at Pincents and ultimately decided its rejection by the planning inspectorate. This was before IKEA was built.

Kind regards
Steve Karlsen

