

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: Consultation on the West Berkshire Local Plan Review 2022-2039 Proposed Main Modifications
Date: 30 January 2025 17:44:26

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Afternoon

On behalf of Tilehurst Parish Council, I am submitting the following comments to the recent consultation on the West Berkshire Local Plan Review 2022-2039 Proposed Main Modifications.

MM3 – Amendments to Tilehurst settlement boundary to include land at Pincents Lane and the Pincents Lane Retail Park

Tilehurst Parish Council objects to the proposal to include land at Pincents Lane and the Pincents Lane Retail Park within Tilehurst’s settlement boundary for the following reasons:

- It seems the change of settlement boundary has been proposed primarily to increase the likelihood of the site being developed;
- [REDACTED]
- There has been no consultation with Tilehurst Parish Council over the proposed change, nor has there been any consultation with the Neighbourhood Development Plan Steering Group;
- If the settlement boundary is to be changed, the Parish Council and communities affected should be consulted;
- The settlement boundary is intended to maintain a strategic gap between Tilehurst and neighbouring parishes.

MM45 - New RSA policy – Land at Pincents Lane, Tilehurst

Tilehurst Parish Council objects to the provision of approximately 138 dwellings on land at Pincents Lane, Tilehurst (site ref: TIL13) for the following reasons:

- All previous applications for housing development at the site have been refused, largely because of access issues;
- Over 3,000 individuals objected to the previous application, as did Tilehurst, Holybrook and Theale Parish Councils, a petition opposing it was signed by 1,000 plus people, and the existing and two previous MPs have also objected;
- There is no infrastructure (GP, dentist, etc) to support increased housing on the site;
- There is a general lack of children’s services in the area;
- There is only one road in/out of the site and it passes through a retail park which is often busy, particularly at weekends and bank holidays;
- An application to convert the former Pincents Manor Hotel into 50 extra care

apartments has been approved and, once built, this will worsen the traffic and access further;

- Warehouse and office units on Pincents Lane are increasingly busy, occupancy seems to have risen, and this too adds to access and traffic problems in the area;
- Royal Berkshire Fire and Rescue Service has already raised concerns that access is not suitable for emergency vehicles, and there is a steep section of the lane which is prone to freeze in winter;
- Residential development locally has already exacerbated existing traffic issues, and further proposed residential development will worsen the situation further;
- Flood concerns raised in previous applications have not been addressed;
- The above reasons and ongoing publicly expressed opposition from councillors of all three main parties make it unlikely that development of the site could be delivered quickly if at all.

Kind Regards

[REDACTED]

[REDACTED]

Clerk of the Council
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[REDACTED]

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