


From: 
To: [PlanningPolicy](#)
Subject: LOCAL PLAN
Date: 03 March 2023 10:20:20

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FROM THE COMBINED SAVE PINCENTS HILL AND SAVE CALCOT ACTION GROUP

Dear Sirs

Comments on New Local Plan TIL13 Pincents Lane, Tilehurst (138 dwellings) Appendix 8b SA/SEA of New Residential Site Allocation Options

There would appear to be several facts that are incorrect in the assessment. All we can conclude is that the writer has not visited the area.

1. Nearly all of Pincents Lane is single lane only with no room for pedestrians other than the banks. There are only 3 areas where a car can pull in to allow for vehicles to pass one another. (It is stated that there are only 2 pinch points – clearly not so).
2. The dust carts sometimes don't come down the lane on icy days as they consider it too steep and dangerous. Notwithstanding, that the dust carts are too wide for the lane and have damaged the banks by approximately 1ft on each side. There is a stream from the top field which runs diagonally across the lane into Pincents Hill which freezes. (Picture attached). A few years ago, the stream stripped the top layer off the surface which slipped downhill and had to be replaced. This should be on file.
3. It is not clear from this document whether it is intended to open this lane up from the A4 to City Road/Little Heath Road. This road was closed approximately 18 years ago after an accident involving a school child and to prevent further accidents as there are 3 local schools. If this road is opened up City Road and Little Heath Road would be a rat run to Reading and Oxford and the risk to school children greatly increased. The immediate area would see a devastating increase in traffic. The turning area for buses coming from Little Heath Road into City Road is too narrow and they are forced to turn into the oncoming car lane.
4. <!--[endif]-->Pincents Lane is an ancient sunken lane, unique to this area which adds to the character of the locality and should be regarded as part of our heritage. The lane is on ancient maps which show the borders of The Common which was 1,000 acres with its hedgerows. All that remain of that 1,000 acres is Prospect Park, Pincents Hill and the Allotments.
5. If this is a Council document that states there are two footpaths on the hill

but clearly your files show 4.

Footpath 20© Tilehurst

This footpath running north-south, which local people applied over ten years ago to have added onto the Definitive Maps as close as possible to its actual route but because trees have grown on the original path and now needs a diversion order.

Footpath 14 Tilehurst

This footpath is very well used as a direct link between Starlings Drive and the Recreation Ground/Calcot Centre/Sainsbury's and beyond. It was recently provided with an improved surface by West Berkshire Council. The upgrading of the route to a cycleway should be considered.

New definitive footpath to link **Footpath 13 Tilehurst** and **Footpath 12 Tilehurst** Footpath 12 Tilehurst to the north of the site forms part of one of the Council's promoted circular walks (around Sulham Valley, specifically the Green Route).

Any development on this site will have a considerable impact on the Rights of Way network and the scale of the development proposed, has huge implications both on the footpath network within the site and immediately beyond the site boundaries.

6. There is mention of a possible provision of a school and yet West Berkshire has previously said that the current education needs can be met and that pupil numbers will decrease over time.

7. There have been seven planning applications on this site since 1985 and 3 failed planning appeals all of which failed mainly because this piece of land forms a gap between settlements and would appear that it retains this status in the New Local Plan. The new draft NPPF rules do not seem to have changed in this respect and actually seem to favour Neighbourhood Plans,

If this is so, why is the Council listing all the reasons why this site should even be considered for development. Although at the moment it may not be, however it would appear to be encouraging the owners to put in another planning application. It is known that the Council has to consider every application for development, so all we can assume is that a development could take place.

Could and would West Berkshire Council decide during the period of the plan to rescind the Gap Between Settlement status and what would be the criteria for doing this?

Yours faithfully,

Joan Lawrie (Mrs)

Chair to the Combined Groups



Pincents Lane during icy weather