

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: WBC Local Plan Review 2024/25 Response. My comments on the Schedule of Proposed Main Modifications to the LPR, the Schedule of Proposed Changes to the LPR Policies Map
Date: 30 January 2025 20:42:13
Importance: High

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WBC Local Plan Review 2024/25Response

My Comments on Schedule of Proposed Main Modifications to the LPR, the Schedule of Proposed Changes to the LPR Policies Map

I was co-opted as a Tilehurst Parish Councillor in November 2024 and have been involved prior and after this date in discussions of the main modifications to this plan with Tilehurst Parish Councillors, Olivia Bailey MP (at a public meeting),

Tilehurst Birch Copse ward councillors of West Berkshire Council and other individuals.

I am Honorary Alderman (since July 2023) of West Berkshire Council, having served as district councillor for the Birch Copse ward. for 35 years (1983 - 1995 and 2000 - 2023). I have opposed proposed development on this site for nearly forty years as it is an unsuitable and unsustainable site. I did vote for the new housing development at Junction 12 M4 opposite the Sainsburys store as a previous member of the WBC Eastern Area Planning Committee .

The site has poor highway access and public services are overwhelmed with lack of increased capacity in local schools, doctor's surgeries, lack of NHS dentists and access to pharmacies, shops and post offices. The site abuts the National Landscape and is a green wedge.

The developer, which is also the land owner is seeking 165 houses (who have spent a considerable amount of money to purchasing the site and the additional cost over the years to to gain planning permission for a green site, without planning permission) rather than the council officers, which are seeking 138 houses.

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I would suggest a site visit to the site and a road walk to the site from the IKEA entrance. This was very useful for the last two site visits for the last Eastern Area Planning Committee and the subsequent District Planning Committee, in regards, to the last planning application on this site, which was not appealed by the applicant. I would suggest that the inspector reads the officer's report for both committees and the report of the actual two meetings, which councillors voted against the recommendations of officers, using valid planning reasons.

I agree with the following observations below from Tilehurst Parish Council.

"WBC Local Plan Review 2024/25 Response

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;
- We believe assurances were given fairly recently (August 2023) at West Berkshire's Planning Advisory Group that there were no plans to extend the Tilehurst settlement boundary;
- 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."

I apologise for the formatting.

I would be grateful if you could confirm receipt.

Kind regards,

Cllr. Tony Linden
Tilehurst Parish Councillor