

**From:**   
**To:**   
**Subject:** Consultation on the Proposed Main Modifications to the West Berkshire Local Plan Review 2022-2039: my response  
**Date:** 31 January 2025 14:38:28

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Dear Sir / Madam,

I strongly disagree with the inclusion of the land east of Pincents Lane, Tilehurst as a development site and with the proposal to extend the Tilehurst settlement boundary.

It has been shown on numerous occasions that Pincents Hill is not an acceptable site for development. Reasons against its being developed include: -

- The lack of space for the number of houses proposed;
- It is a very well-used and well-loved green space, which is host to an unusually large number and variety of birds and animals;

My principal objection is, however: -

- **The site has inadequate road access: just one road, to the south. And which passes Ikea. I challenge anyone involved in the decisions about this area being made available for development, to stand next to this route on any weekend afternoon, and tell me that there is the kind of low level of traffic that means that the cars owned by 138 property owners would not push levels of car traffic above sensible levels. Anyone moving there would struggle to leave the area in the morning by car for work. And as for bank holidays, it's ridiculously busy now; imagine what it would be then.**

I do not live close to Pincents Hill, so am **not** a NIMBY. It is simply obvious for the reasons stated above that this is **not** a place where development would work.

So, do the right thing and protect this as a green space for all, forever.

Regards,

Chris Atkins