

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Proposed Allocation of 138 properties on Pincents Hill  
**Date:** 27 January 2025 15:35:33

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Hi here we are again !

I oppose any Development on the Pincents hill Build especially a large build of 138 houses, it certainly feels feel that the opposition to this Green area being protected is being constantly ignored and all the people that are supposed to represent us take little to no action to save beauty spots like this, Councillors & Politian's alike seem determined to make this area yet another concrete dump of housing, what a let-down they've all become to our communities !

I've met absolutely nobody in this area that's wants to see more houses or flats for that matter built here most have had a belly full of the huge growth in this area already, more cars more traffic jams increased travelling getting to and from to work everytime you allow a large build like this to go ahead our journey times increase, yet I keep hearing from certain places there are people everywhere that do, who are they Ghosts ! more likely people from outside this Parish who it doesn't affect and care little for the area just like the Developers themselves.

This area has been Green Belt/Parkland for as far back as I can remember **Not Brown belt** with breath taking scenery, Deer of all kinds, Badgers, Foxes , Hawks, Owls, Bats it's a haven of wildlife even Great Crested Newts have been seen in the pools within the wild Grass after rainfall.

It is also used by the local communities daily and is the last piece left not built on up to the motorway making a very needed boundary. This area also prevents flooding to the surrounding houses by soaking up a vast amount of water.

The build also contravenes the West Berkshire Council Core Strategy 2006 – 2026, Section 5, as the site is outside the settlement boundary on undeveloped land and has not been allocated for residential development in the HSA DPD.

Pincents Lane is a narrow road, with only a single lane at one point just past Ikea. It is noted in the Highways response of August 2019, that the proposed access road to the site will have a pinch point with a single lane outside the existing Pincents Manor Hotel, and a single pavement.

This Council considers that this is totally inadequate for a development of this number of properties, and that the road should be two lanes in its entirety.

There is constant on-road parking from businesses in Pincents Lane, in particular Turnhams

Green business park, which effectively makes the whole stretch a single lane road

There is concern about the northern access to Pincents Lane, which has been earmarked for use by emergency vehicles. This is a narrow road with insufficient room for two small cars to pass, and would be unsuitable for large emergency vehicles. Additionally, during winter months when there is snow/ice present, an emergency vehicle would have great difficulty in negotiating the road, as can be confirmed by residents

From the personal experience of numerous drivers, it is difficult to exit Pincents Lane to join the A4 Bath Road, because of traffic flow coming from the A4 onto the Sainsbury's site. Drivers do not always indicate whether they are intending to turn left into Pincents Lane or carry straight on. Travelling towards the M4 from Pincents Lane necessitates crossing a double lane of constantly moving traffic. A solution to this could be a re-phasing of the lights to allow a gap in the flow of traffic to allow vehicles to exit Pincents Lane, or to install traffic lights at the Pincents Lane junction.

I cannot see any plans online but have received notification through the local MP previous plans showed various points of access some onto the Calcot recreation ground. This is Tilehurst Parish Council land, and permission has not been requested or obtained. There is a letter from TOWN to the planning department (dated January 2019) advising that, with regards to matters for which detailed approval are sought including the locations of pedestrian and cycling accesses to the site, the requisite notices have been served on all landowners including West Berkshire Council. To date no such notice has been received by Tilehurst Parish Council.

There is a build already to go ahead where Pincents Manor hotel once stood this will hugely increase the traffic flow to the area as it is, there is not sufficient infrastructure or access to take on the additional housing development

Once these areas are gone they can never be replaced so the decisions made now will either change us as a caring community and show that we are listened to or show us that the monetary gains of the few along with squashing local communities is the future for West Berkshire.

Michael Beard

