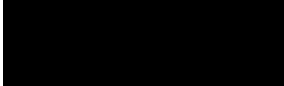
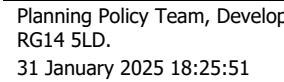


From: 
To: 
Cc:
Subject: Planning Policy Team, Development and Housing, West Berkshire District Council, Market Street, Newbury, RG14 5LD.
Date: 31 January 2025 18:25:51

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

To West Berks Planning Policy Office,

I am writing to object to proposals to develop housing on Pincents Hill woodland site south west of my neighbourhood of Tilehurst. This proposal also known as land at Pincents Lane.

Over the years housing proposals have been raised, modified, resurrected for this land. They have all been rejected for good reasons such as vehicle access in the vicinity of Ikea and Sainsburys, Fire Service objections, over-stretched social infrastructure in the wider neighbourhood including welfare and education, the list goes on and have been described in detail by others. In the light of a history of rejections, is the latest development submission legal?

Are residents and Councillors just wasting their time in contributing to the democratic process?

I have lived in Tilehurst since 2003. I moved here for several reasons, one of the main being it was on the western edge of the conurbation of Reading and therefore allowed access to the countryside. People like myself who are able to choose to look for a home that is situated in a pleasant environment that includes woodland, fields, good amenities and, just as important, free of excess congestion of traffic.

The Pincents Hill housing proposal impacts negatively on all those reasons for living in Tilehurst and Calcot. Furthermore, as someone who enjoys the remaining strips of woodland that skirt west Reading and west Berkshire, I notice there is a corridor of established flora and fauna that contributes to our natural environment, or whats left of it. The housing development proposal would cut off this ring of nature which includes a water source, a stream, on the east side of the land. To the west of Sulham Woods is a SSSI, not adjacent to Pincents but nevertheless part of the valuable ecosystem of the area.

West Berkshire's priority in planning for housing, especially affordable and social housing for its residents, should be to develop land that is designated either brown or grey. Pincents Hill is a re-wilded natural resource and contains some fabulous examples of mature Oak that must have been there in excess of 100 years. None of this should be lost, none of it should be taken away from nature. We need green spaces like this, especially for urban and suburban populations who appreciate the beauty of diversity in our environment.

Kind regards

Sharon Smith

