

From:

To:

Subject:

OBJECTIONS to the Inclusion of the land East of Pincents Lane as a development site in the West Berkshire proposed main modifications (LPR) and the proposal to extend the Tilehurst Settlement Boundary.

Date:

31 January 2025 18:31:05

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

> Planning Office West Berkshire.

>

> Please completely remove Section MM45 from the West Berkshire Proposed Main Modifications Local Development Review .

> Having grown up and lived in the West Berkshire Birch Copse ward of Tilehurst for over 50 years I know Pincents Hill and the surrounding area very well and have been campaigning to save Pincents Hill for over 18 years.

> It's shameful that yet again residents are having to fight to save this amazing green space .

> I wish to object to the proposed plan of this including Pincents Hill as a site for development in the West Berkshire latest Local Plan for the following reasons :

> It will destroy local country side and woodlands.

> Destroying local habitats for local wildlife , Badgers , Foxes , rabbits and deers .

> Increasing local traffic on our already congested local roads causing additional pollution.

> Putting pressure on our local schools that are already over subscribed schools such as Littleheath School that is simply full to bursting with daily traffic already at a dangerous level for the area (which I witness daily as live next to the school) therefore additional housing will create even more traffic and as Pincents Hill is very steep and dangerous especially in the winter months with ur being very difficult to walk up , therefore parents will drive their children to school adding more traffic along the already crowded negated Bath Road , Langley Hill , City Road and Littleheath Road to drop their children off at all the local schools.

> It will also put pressure on local facilities such as Doctors/Dentists that are already over subscribed.

> The entrance to this site will be via the Ikea entrance which is already a well known congestion point , so with an average approx 2 additional cars per new household added to this on a daily basis it will create an additional 250 plus cars per day trying to get in and out of the new development which will simply become gridlocked .

> The proposal is to have an emergency vehicle access from the top of Pincents Hill and anyone who knows this hill will know how dangerous that will be as this road regularly floods from the steep banks and freezes over in the winter months making it very slippery , in the last couple of months alone vehicles visiting the Hounds & Bounds dog field and van delivering oil to houses on the hill have got stuck due to the ice and the emergency services have always stated that this Hill is not suitable for emergency vehicles as far too dangerous.

> Also to add to this there will be major disruption and hazards with all the heavy construction vehicles on local roads during construction especially as previously proposed using these top of Pincents Lane as an entrance to the access the site via City Road and Littleheath Road as this area is already very busy with local school traffic and pedestrians as well as all the horses from local stables using these roads daily and regularly through out the day going to and from Hall Place stables to their fields

> The local residents have had to time and time again fight to save the hill and we cannot understand why Pincents Hill keeps being chosen for a new development when there are much more suitable locations .

>

> It's time to finally put a permanent stop to any developments on this site.

> Your sincerely

> Miss Helen Wyles

