

From: [REDACTED]
To: [REDACTED]
Cc:
Subject: Objection to Pincents Development Plan
Date: 31 January 2025 12:00:59

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

Good morning

I am emailing today my objection to the latest proposed local development plan for Pincents Hill.

This is total madness to think 138 houses would be suitable for this site east of Pincents Hill. This site would put much more pressure on the roads around sainsburys, ikea and other offices located in the area. Have any of the developers/planning committee actually been stuck in the regular traffic jams trying to leave sainsburys and ikea? My husband has had to leave the car in the car park and go back for it later after queuing and not moving on the worst occasion (for him) for over an hour. There have been people at the top level of ikea car park sat not moving for at least a couple of hours trying to get out.

138 houses on this site with possibly 2 or more cars per house is going to be absolute carnage. How are the emergency services supposed to access these places when needed with traffic at a standstill? This is without all of the delivery vans and visitors to these said houses on a daily basis. The infrastructure can't cope on a daily basis now without these houses on top.

Instead of having so many empty offices on Arlington Business Park why not use that area which has more than one route out of the area? You are already developing the land further along the A4 with property, that isn't affordable housing for those that need it (and I know this because my daughter, son in law and baby put their names down looking for a house) how can £400000+ be affordable to the young? Especially with the amount of change to stamp duty from April.

This land is a haven to wildlife, has an array of lovely trees and a range of flowers to be enjoyed by young and old. We live at the top of the hill and have muntjac, Roe Deer, badgers, foxes come up most days/evenings and they are so beautiful to see close up. Why should they be evicted from their homes just so this land can be developed by greedy developers wanting to ruin all of our green space? There are badger setts on the land which are protected and I have proof they come up as we have a ring doorbell. Brown and grey land should be used not our little peaceful green area.

Where would all these people send their children to school with most of the schools in the area oversubscribed with waiting lists. Where would they get into dental and medical practices? On top of all of that how would the RBH cope when the development of a new hospital has been put on the back burner again?

This area to develop has been rejected many times already for very good reason and should not be passed this time or for any future plan. Should that not tell you all something, this land is not for developing on and not suitable for extending the Tilehurst settlement boundary.

Save Pincents Hill for us all to enjoy, protect the wildlife and nature but also stop any further congestion that this would cause in the area.

Please do a protection order on this piece of land and save us all from having object every time a development plan is proposed.

PROTECT PINCENTS HILL AND ALL OF THE WILDLIFE, NATURE FROM DESTRUCTION PLEASE.
PLUS DON'T PUT MORE VEHICLES COMING AND GOING IN AN AREA THAT IS FREQUENTLY CONGESTED ALREADY.

Kind regards
Sharon Bell
[REDACTED]

Sent from my iPhone