

**From:**   
**To:**   
**Cc:**  
**Subject:** Land at Pincents Hill - Calcot and Tilehurst  
**Date:** 31 January 2025 13:07:13

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Dear Sir,

I have voiced my objections to the above developments over the many years it has been targeted and once again, we are having to fight for our beloved piece of green. This parcel of land is a major source of recreation and habitat for wildlife both of which will be ended by development.

The previous applications have ALL been rejected because of the concerns for wildlife, traffic chaos, doctor's surgery places, school places, public transport, fire service and ambulance service accessibility and general infrastructure! How can it suddenly become suitable just because of a change of planning policy? The concerns are still the same!

I use the area for dog walking and, in my professional career, it was a significant area where we could take young people to exercise and study wildlife.

Recreational uses aside, the impact on the local roads will be horrendous. The access road via Pincents lane is narrow, single lane in places, and expecting an extra 100+ cars to access this daily to reach school, doctor's surgery, work places and shops is totally unacceptable. There have been queues on weekends and bank holidays to exit IKEA lasting over an hour, the cars from the estate will join the back of the queue! How will an ambulance or fire appliance reach the housing? The developers say the people buying or renting the properties won't have cars as it will be a 'development encouraging walking' - how naive is that? It isn't walkable to get to Theale for the doctor's surgery with young children or for the elderly, they will use cars! Families with older teens will have several cars as young adults are not leaving home at 18 or 20 anymore, they can't afford to, so stay in the family home with their cars!

The Pincents Hill area is a natural barrier to the M4 noise and keeps Tilehurst and Calcot separate, they have always been two separate communities. Each area has its own identity and we need to resist the constant attempts to just 'fill in' between, changing the dynamics of the areas. Other less invasive areas have been identified and are able to sustain developments on land that is not green belt land, the so called brown field sites such as the development on the old train refuelling depot at the end of Theale High Street. These areas should be fully utilised before we lose more green space. In addition, so many empty office blocks could be turned into apartments like the James Butcher housing old headquarters in Theale which are now home to families. Reading and West Berkshire have these empty blocks in abundance, look at Green Park in Theale! Beautiful landscaped areas

which could be home to many people in those empty blocks.

I register my objection to the loss of Pincents Hill fields and the merging of Tilehurst and Calcot.

Angela Anderson

