

**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:**  
**Subject:** Proposed Local Development Plan - Pincents Hill  
**Date:** 28 January 2025 15:29:10

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As local residents, we are opposed to the development of any land east of Pincents Lane or the proposal to extend the Tilehurst settlement boundary. We are very concerned about the potential loss of wildlife habitat and green space which we have seen eroded in recent years. The possible opening up of Pincents Lane to traffic is also of great concern. Previous planning applications have been rightly rejected, partly due to the access road from "Sainsbury's" roundabout being unsuitable. Traffic in the area has increased dramatically since the opening of Ikea and other commercial businesses in the vicinity. The only other access road is Pincents Lane which is unsuitable for the amount of traffic that would be generated and has been closed to through traffic for around forty years.

James and Anne Rutherford