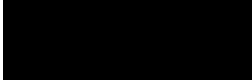




From: 
To: 
Cc: 
Subject: Pincents Hill
Date: 26 January 2025 11:47:35
Importance: High

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

Dear Sirs,

Re ; Proposed Development at Pincents Hill

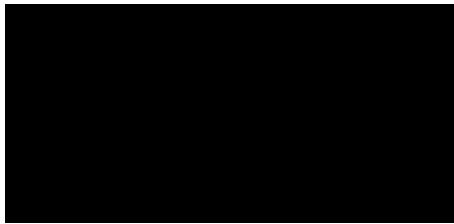
We wish to formally object to any plans to any development the above site for the following reasons: -

1. It is the last open land in Tilehurst
2. It still has all the criteria of a strategic gap acting as a division of areas between Calcot, Tilehurst & Theale to stop the spread of coalescence & concrete.
3. This is a green field site & is out of character with detached houses with large gardens in Pincents Lane.
4. There would be an impact on the environment.
5. It would impact on the already saturated NHS(Surgeries), Schools, Road Network & Air Quality.
6. It is in an area that is already overdeveloped.
7. Loss of landscape & identity.
8. Loss of Bio-diversity, threatened species thriving on the site, Badgers, Foxes, red Kites etc.
9. Reduction & Loss of Amenity land.
10. Impact & intrusion on AONB including light pollution.
11. Transport & Highways issues. Impacting all roads off of Pincents Lane, that are already at breaking point.
12. Not sustainable, insufficient infrastructure- oversubscribed facilities.
13. Do not agree with topography recommendations of stepping heights or terracing levels to accept buildings (levelling areas) that would still be visible from the A4 & overlook areas of the AONB. We do not agree that landscaping can truly hide all signs of the development on the hill.
14. Any vehicular access intersects Footpath 13.
15. This is the last green area in Tilehurst which is a visible precious asset to improve the quality of life & leisure for the residents. It is unique in this built up area, it is virtually landlocked.
16. This proposed development will be isolated & not connected to other communities.
17. The current roads around this proposed development, Pincents lane,

Little Heath Road, City Road & Starlings Drive are already at breaking point and should not be joined in any way shape or form. It would also become unsafe for those using the schools in the area, St Pauls, Springfield, Little Heath, Park Lane & Birch Copse.

18. This site is very unique and should not be built on or developed in any way.

Yours faithfully,



Stephen Ellis & Marlene Ellis