

**From:** [REDACTED]  
**To:** [PlanningPolicy](#)  
**Subject:** Development of the Pincents Site in West Berkshire  
**Date:** 13 January 2025 16:57:06

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Good afternoon

I understand that the development of this beautiful land at Pincents Hill West Reading has reared its ugly head again and I wish to oppose.

As per previous objections – apart from the loss of beautiful countryside that is used by walkers and of course home to a lot of wildlife – the most obvious problem would be the horrendous traffic issues this would cause in the area.

You already know how Ikea has caused traffic issues together with the retail park and Sainsburys so adding a housing estate would add to this problem and cause utter chaos in the area and the roads leading to and from J12 of the M4 and the A4 towards Newbury and Reading.

This is not the place to put more houses. Schools etc and this has not really been thought through properly – just greed and money involved!

The area is a haven for various wildlife who would lose their homes and the green space for walkers etc.

I understand the old Pincents Manor Hotel site does need something done with it as its been lying empty for years now but we do not need more houses etc in the area.

Please use common sense and listen to the voting public on this.

Kind regards

Jane Baker

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