

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: Re: Pincents Lane Dvelopment
Date: 23 January 2025 09:07:52

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Here are our comments:

In an ideal world we would prefer of course no further development in an already very congested area.

1. If the new development is contained to the southern end where the playing fields are now, as proposed, that would be best choice - and it would at least preserve the hillside above - retaining the green lungs of countryside and the views also between Tilehurst and Theale.
2. If the access is from the southern end of Pincents Lane, along the road past Ikea, it would have to be improved as there are major traffic jams there at busy times, especially Christmas and the times of sales. Otherwise a direct access would have to be created onto the A4.
3. It might be better to limit the housing to a smaller 40-50 dwellings to see how it works out and how the infrastructure copes - with a future option for more housing at a later date.

John and Gloria Whittaker

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