

From: [REDACTED]
To: [REDACTED]
Cc:
Subject: Objection to the LPR Proposed Main Modifications (MM) Nov 2024 re: Land East of Pincents Lane (TIL13) and the Proposed extension of the Tilehurst Settlement Boundary (PMC5, Annex E)
Date: 30 January 2025 16:54:56

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

Hello all,

I would like to voice my objection to the proposal to include the **Land East of Pincents Lane as a development site**, and the **proposal to extend the Tilehurst settlement boundary**.

Please excuse my lack of political expression or terminology – I'm just a regular citizen who loves this area and felt the importance of responding to the letter from Olivia Bailey and Clive Taylor.

[REDACTED]

Pincents Hill

First and foremost, I'm writing as someone who uses this area regularly for walks, respite, enjoying local wildlife, and having an quiet, green space in the middle of an incredibly busy town. Wildness and nature are essential to our mental health and wellbeing, and ever-encroaching developments are threatening that. I understand the need for more affordable housing, but I'd like to come back to that as a separate point.

My husband and I regularly walk through Oliver Copse and Pincents Hill, and we have seen some amazing wildlife there (as well as signs of more shy or nocturnal creatures!) Deer, muntjac, rabbits, kestrels, mice, woodpeckers, goldfinches, red kites, jays, foxes, butterflies, moths, beetles, and badger setts. I'm sure there is plenty there beside that we haven't yet seen! Owls, snakes, voles... more than I can think of. While I know that a couple of these species may be seen as vermin by farmers (such as deer) our wildlife in general needs a home. My concern is that our suburban appetite and corporate greed is destroying habitats and becoming increasingly difficult for the survival of many animals.

I have personally benefitted from this little oasis in our community – being able to step out of the hustle and bustle has been of tremendous help when my mental health has been poor. As I don't have access to a car in the day, it's difficult for me to get out anywhere else to find the same type of environment. I'm sure there are many others in the same position. There are plenty of studies, books and podcasts on the importance of being able to access nature – the book *"Losing Eden: Why Our Minds Need the Wild"* (Lucy Jones) comes to mind if you wish to look into this more.

Parks aren't the same. Calcot Recreation Ground, of course, has its purposes and is

fantastic for children playing football or using the play area, but it's not a suitable habitat for as much wildlife as currently occupies Pincents Hill, nor is it the same oasis for human respite.

Local area and infrastructure

Secondly, I don't believe our local infrastructure is in any way ready to support a new housing development. Roads are already heaving, schools are full, it's difficult to get a GP appointment and some surgeries aren't accepting new patients, I fear – as I know many others do – that an extra influx of residents will push our already struggling system past its breaking point.

Affordable housing

This is perhaps a little aside (politically) but while a new development will be advertised as 'affordable' I don't believe that will be the case. Any new housing development has been upwards of £380K, usually around £450K, which in my view isn't affordable – at least not for first-time buyers. My husband and I were living in a shared-ownership flat, both working full-time with decent salaries, and we couldn't afford any houses over £300K. Thankfully, we were able to buy a property on Royal Avenue a couple of years ago because they're cheaper due to the concrete build, but if it weren't for that we would have really struggled to find anywhere in Reading that was suitable.

There are abandoned/empty houses in our area that are not used for anything. There are two on our road that I know of, so there must be more! I would much rather see existing properties utilised properly and sold to families who need a home, rather than new developments being built that would alienate a lot of people who just can't afford them and instead being sold off to property developers/landlords who will just rent them out for more money. The rich just keep getting richer.

Proposal to extend the Tilehurst settlement boundary

I am unsure of the intention behind this. I have seen another objector (Graham Muncer) say the following:

"This change is a blatant attempt to bring the proposed Pincents Lane development into a position where the council can simply justify putting housing there without further consultation.

I have noted that this also includes the Calcot Recreation Ground, therefore have to assume that at some point in the future, even this space could be considered for housing, otherwise why include them in the settlement boundary changes?

I can see from the TIL13 plans that a recreational space is to be included adjacent to the Pincents Lane site, which is somewhat commendable, but this can be seen as a potential move for building on the existing recreation ground.

This is completely outrageous and is simply ear marking potential new sites for development without formal consultation further down the line."

If that really is the intention behind the change of boundary, then I also agree with his objections.

Thank you very much for your time in reading through this, and I hope I have been clear enough. Again, apologies for not knowing all the right jargon or way of writing officially for this type of objection. I just really wanted to be able to do all I can in protecting this piece of land – for our community, our wildlife, our infrastructure and services, and our overall wellbeing.

Kind regards,
Sarah Broady