

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Pincents Hill Development Objection
Date: 30 January 2025 16:15:38

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30th January 2025

Planning Department

West Berkshire Council

Subject: Formal Objection to Planning Application for housing development on Pincents Hill

Dear Olivia and the West Berks Planning Department,

I am writing to formally object to the proposed very large housing development on Pincents Hill, which is a well-loved and vital community green space. This development would have a profoundly negative impact on the environment, local infrastructure, and the well-being of residents. My objections are outlined below:

1. Environmental & Ecological Concerns

- **Loss of Biodiversity** – The proposed site is home to diverse wildlife, including badgers, foxes, bats and various bird species, which would be displaced by construction.
- **Destruction of Habitat** – The removal of trees, hedgerows, and natural grassland would lead to irreversible damage to the local ecosystem.
- **Impact on Protected Species** – If any of the wildlife is legally protected (e.g., badgers, bats), this development could breach environmental regulations.
- **Disruption of Natural Drainage** – The green space plays a key role in absorbing rainwater and preventing flooding, which would be compromised by large-scale construction.

2. Loss of Valuable Community Space

- **Recreational & Well-being Impact** – This space is heavily used by families, dog walkers, and the local community for exercise and leisure. Its loss would significantly impact residents' mental and physical health.
- **Reduction in Quality of Life** – The removal of this essential green area would diminish local residents' standard of living, replacing a peaceful, open space with high-density housing.

3. Inadequate Infrastructure

- **Traffic & Road Safety Issues** – Local roads are already under pressure, and the influx of additional vehicles would cause congestion, increase pollution, and heighten accident risks.
- **Public Transport Limitations** – If transport links are insufficient, residents will be forced to rely on cars, exacerbating environmental damage.
- **Water Supply & Sewage Capacity** – The existing water infrastructure may not be capable of handling the additional demand, risking shortages or system failures.
- **Healthcare & Education Shortages** – Local GP surgeries and hospitals are already stretched. Additionally, nearby schools may not have the capacity to accommodate a rise in student numbers.

4. Planning & Legal Considerations

- **Potential Green Belt or Protected Status** – If the site is designated as green belt land or a conservation area, development would be inconsistent with planning policies.
- **Conflict with Local Development Plans** – This proposal may contradict the council's strategic plan for sustainable development and environmental protection.
- **Failure of Proper Public Consultation** – If there has been insufficient community consultation, this development lacks transparency and public endorsement.

5. Climate & Sustainability Concerns

- **Increased Carbon Footprint** – The proposed housing would contribute to higher emissions, increasing the environmental burden on the area.
- **Flood Risk** – Removing a natural drainage area and replacing it with impermeable surfaces could heighten the risk of local flooding.
- **Destruction of Carbon Sink** – Trees and greenery help offset carbon emissions. Their removal contradicts efforts to combat climate change.

6. Negative Impact on Property & Local Economy

- **Devaluation of Nearby Properties** – The destruction of green space and increase in congestion could negatively affect local property values.
- **Business & Community Disruption** – The loss of this shared space would impact the social fabric of the community, reducing attractiveness for businesses and families.

For the reasons outlined above, I strongly urge the council to reject this planning application. The loss of this green space would be detrimental to both the local environment and the community. I request that alternative brown or grey sites with appropriate infrastructure be considered instead.

I kindly ask that my objection is formally noted and that I am kept informed of any further developments regarding this application.

Yours sincerely,
Christine MacKay