From: [redacted]
To:
Cc:
Subject: Pincents Lane Development
Date: 31 January 2025 20:16:22

Dear West Berks Council planning department

Yet again, I find myself appealing to your common sense and community consideration in relation to your proposal to build on the area of green land east of Pincents Lane (Tilehurst) and west of the M4 at J12.

1. **Proposal to extend the Tilehurst Settlement Boundary will be detrimental to Tilehurst residents**

I appreciate that your concern is a) to build more houses and b) not to upset the people of Newbury and the surrounding villages. And it seems probable that you see Reading as already being a vast conurbation that will not miss the only tiny remaining bit of green space between Tilehurst/Calcot and Theale. But we, the residents of Tilehurst and Calcot WILL miss it. It is the only bit of lung we have left, the only space where we can walk in fresh air and see wildlife. It provides an essential boost for our mental health. You've already built houses on almost every field you can find. Please leave us this one.

In addition to this heartfelt emotional appeal, there are very real practical reasons not to build here:

2. The infrastructure supporting the residents of Tilehurst and Calcot is already broken.

1. It's impossible to see a Doctor or a Dentist and, if you do, it's impossible to get a referral to a hospital because everyone is so overstretched with insufficient capacity to meet basic needs
2. The roads would be a joke if the constant delays and disruption caused by traffic and ever present road works didn't cause us so much stress and waste so much time. And the vehicular access to and from this proposed site. I've lost count of the number of times over the past 24 months that Tilehurst has been cut off from the rest of Reading by road works on every main road into town. And I know this is mostly RBC but the 2 councils really need to talk to each other about the impact of their actions. Only last August, WBC decided it would be a good idea to close Langley Hill (the main route into Tilehurst from J12) during Reading Pop Festival when we were expecting 100,000 visitors to the town, presumably because WBC thins that what happens in Reading has nothing to do with them? I also recall WBC promoting a diversion route for ALL traffic from the west to access Tilehurst/Reading via Pangbourne during the closure at J12 until Pangbourne Parish Council pointed out

how impossibly stupid and impractical it was. It's clear that WBC have no idea what is actually happening on their eastern boundary and care not at all about the residents so long as they pay their taxes to finance the people of Newbury. AND have you ever even tried to get out of Ikea or Dunelm on a Sunday afternoon or during December? or even during the school rush in the afternoon? This is the same access to residents of your 138 home are going to be using to get to work and take their kids to school (if they can get into a school).

I understand that central government are putting huge pressure on councils to fill the pockets of developers and just throw up houses everywhere. But the repeated applications to build on this land and the overturning of planning consent have shown this is not an appropriate site to build houses for all sorts of reasons. **So this land should NOT be included in WBC plans for development.**

It feels like WBC are just falling back on this site as an easy option rather than exploring other possibilities. It's not about being a NIMBY. Huge housing estates and developments have been built over Tilehurst fields during the last 50 years with tens of thousands of houses - and the building is still going on (Stoneham's Farm and Beansheaf Farm). How much housing has been built in the numerous idyllic villages scattered around West Berkshire where it's impossible for locals to access housing - meaning they move to Reading/Tilehurst/Calcot/Thatcham/Didcot instead? Shouldn't they provide for their own people rather than expecting others to accommodate them? We need housing but housing without transport or health provision or schools or anything green isn't the way forwards. Please think again.

IJ Rowberry