

From: [REDACTED]
To: [PlanningPolicy](#); [REDACTED]
Subject: Local Development Plan
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To whom it may concern

The inclusion of Pincents Lane in the revised LDP is surely a joke.

Plans to develop this site have been rejected time and time again. And for good reasons.

It is clearly not an acceptable site for development.

The land is very wet despite being on a hillside. That water would likely flood the premises below it once it is concreted over.

The land holds a lot of carbon that would be released once the ground is disturbed.

There are Badger setts, veteran Oak trees and a good amount of naturally regenerated young trees.

Some of which have already been destroyed, we believe at the developers' instructions.

We believe once this land is destroyed the flood gates will open to the development of other equally unsuitable sites.

Road access is very poor, either from the Tilehurst end or the Ikea end.

And finally, it is the last large green space left in Tilehurst. Much loved and much used.

Indeed this retrograde move flies in the face of public opinion which has resisted this development for over a decade.

Confirmed in the survey completed for the Tilehurst neighbourhood plan. Which received 907 replies. With a very clear response

No new housing apart from small developments (c15 houses) on brown field sites only.

And protect all our remaining open spaces including Pincents lane.

So please listen to public opinion. Tilehurst has enough houses.

Regard Anne & Terry Davis 