

TOWN.

TOWN
Reeds Wharf,
33 Mill St,
London,
SE1 2AX

24th October 2022

Kevin Page

Chairman, Tilehurst Neighbourhood Steering Group
Via email

Dear Kevin,

I write in response to Tilehurst Parish Council's Regulation 14 consultation on the draft Tilehurst Neighbourhood Development Plan.

I commend parts of the Tilehurst Neighbourhood Development Plan (Tilehurst NDP) as a useful document for developers, property owners and residents; its policies seek to provide guidance to developers and residents on the decisions they make and how they can contribute to the function and beauty of Tilehurst in a way that supports the future of the Neighbourhood in a changing climate. From a developer's perspective it is helpful to understand the priorities of a neighbourhood.

However, I would like to **strongly object** to two aspects of the draft Tilehurst NDP:

- the proposed designation of Pincents Hill as a Local Green Space as part of Policy 14.1; and
- the draft plan's failure to identify any housing sites to deliver the housing needed as is required by the National Planning Policy Framework and as was proposed by the emerging West Berkshire Local Plan;

Pincents Hill is otherwise known as Land East of Pincents Lane (site TIL13 in the published West Berkshire HEELA). It is owned by U+I (Pincents Lane) Ltd and this letter is submitted on behalf of that company.

For context, there have been two recent applications to develop housing on this site and wider parcels of land. The first in 2009, which was refused at appeal, and again in 2019 which was refused in April 2022 against officer recommendation of approval.

I enclose with this representation a report that sets out our objections to these two aspects of the draft Tilehurst NDP. Links to all references, and reports where relevant, are included in footnotes or in the appendix at the end of the document.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'MB', followed by a long horizontal line extending to the right.

Mike Bodkin

Head of Planning
For & on behalf of TOWN