

Pincent's Hill Survey Results

January 2019

Survey carried out by Alok Sharma MP

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Executive Summary

Background to the Pincents Hill survey

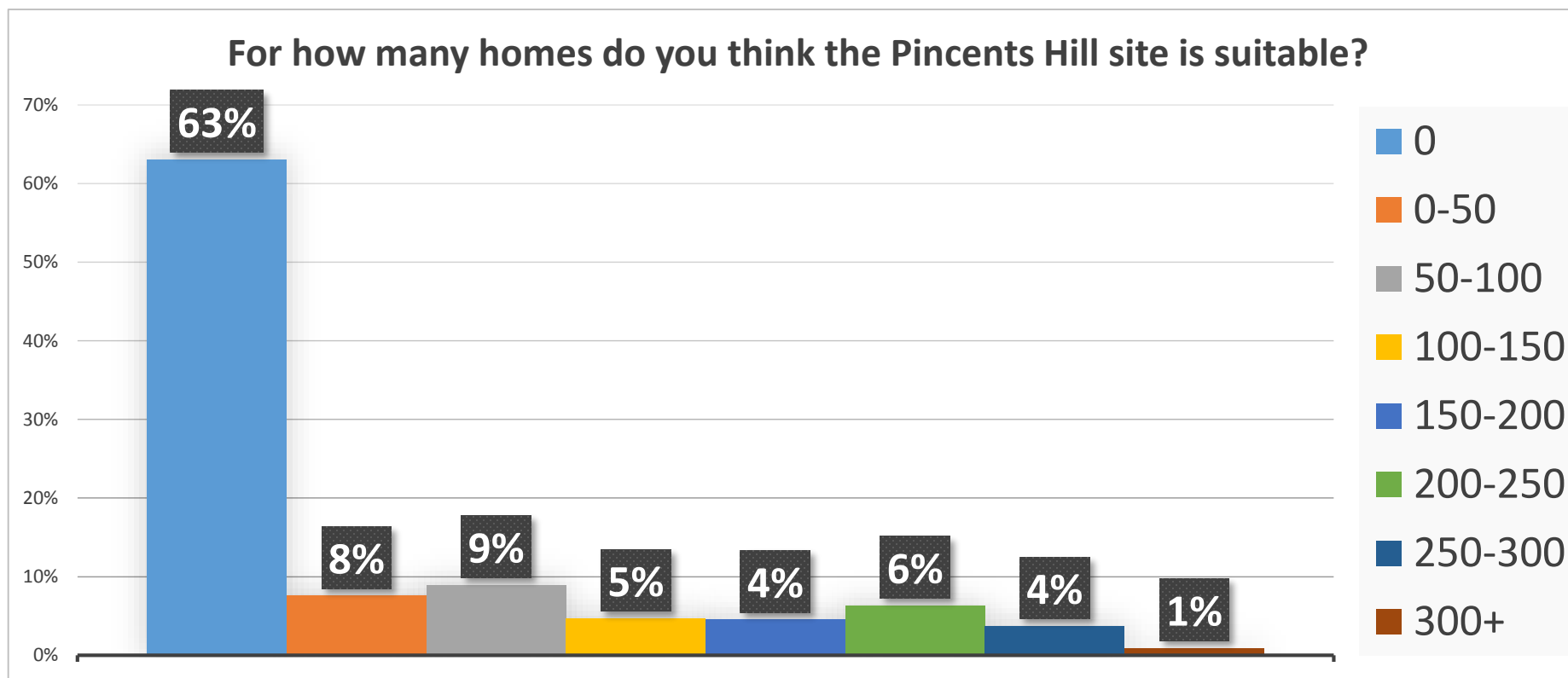
- In 2009, developer Blue Living submitted a formal planning application to build 750 new homes and commercial units on the Pincents Hill site. This was rejected following a campaign by the Save Calcot Action Group and local residents, supported by Alok Sharma, the MP for Reading West.
- Subsequently, in 2014 agents acting for the owners of Pincents Hill put the site forward for inclusion in West Berkshire Council's Housing Site Allocations Development Plan Document (DPD), suggesting that the site could take between 225 and 300 homes. Again, with the support of local residents and District Councillors, Pincents Hill was not included in the DPD.
- During the summer of 2018, a fresh attempt was made to consider development on Pincents Hill and the site owner, U+I plc, along with its advisor, TOWN, held a series of public exhibitions to explain their proposals for development on Pincents Hill.
- In October 2018, Alok launched a residents' survey to seek the views of local residents about the proposals. The survey was delivered to homes in the Pincents Hill area, and to date, 740 responses have been received.
- The majority of those who responded do not want to see this site developed due to concerns about the pressure it would put on local public services like schools, doctors' surgeries, roads and the loss of public green space.
- In January 2019, U+I plc and TOWN have formalised their plans to build 265 homes on Pincents Hill, as set out in planning application no 19/00113/OUTMAJ on the West Berkshire Council website www.westberks.gov.uk.
- Anyone who has any concerns about this planning application can register their views with West Berkshire Council by submitting comments, quoting planning application no 19/00113/OUTMAJ, via the Council's online Public Access system, emailing planapps@westberks.gov.uk or writing to the Head of Development and Planning at Planning Policy, Planning and Countryside, West Berkshire Council, Market Street, Newbury, RG14 5LD. The deadline for comments to be received is Monday 11th February 2019.

Suitability of Pincents Hill for development

Question one on the survey asked: *“In 2009, developer Blue Living submitted a formal planning application to build 750 new homes and commercial units on the Pincents Hill site. This was rejected following a campaign by the Save Calcot Action Group, local residents and District Councillors, supported by Alok Sharma.*

Looking at this afresh, for how many homes do you think the Pincents Hill site is suitable?”

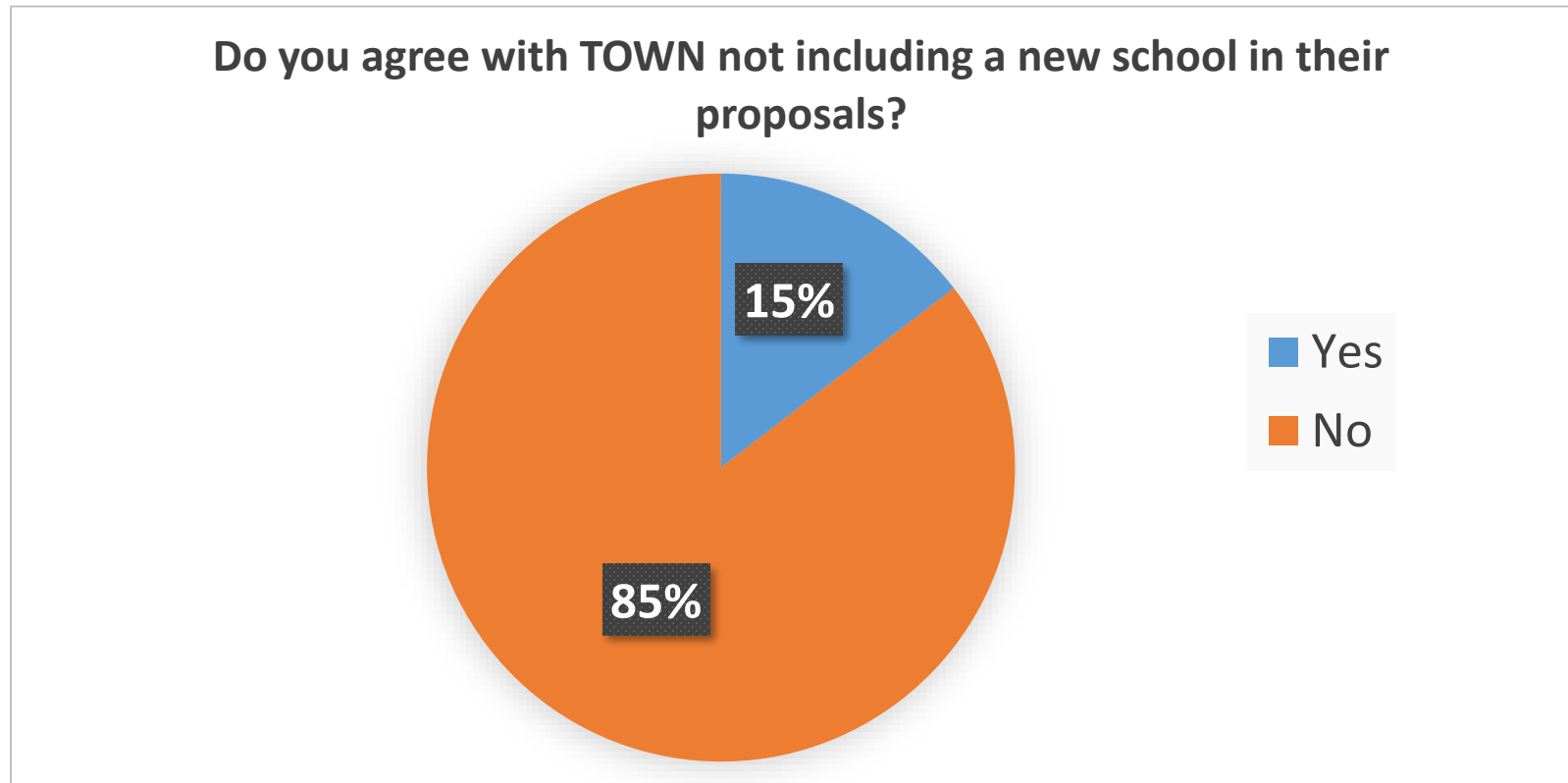
63% of respondents indicated that they do not want any development on the Pincents Hill site



Education provision

Question two on the survey asked: *“Site owner U+I plc’s advisor, TOWN say they have undertaken analysis of education provision in the local area. Their research indicates that a development of 285 homes may lead to an additional 128 school-age children in the area. However, according to TOWN, due to the number of existing primary and secondary schools in the area with spaces available, a new school is not included within their proposals. Do you agree with TOWN’s conclusion?”*

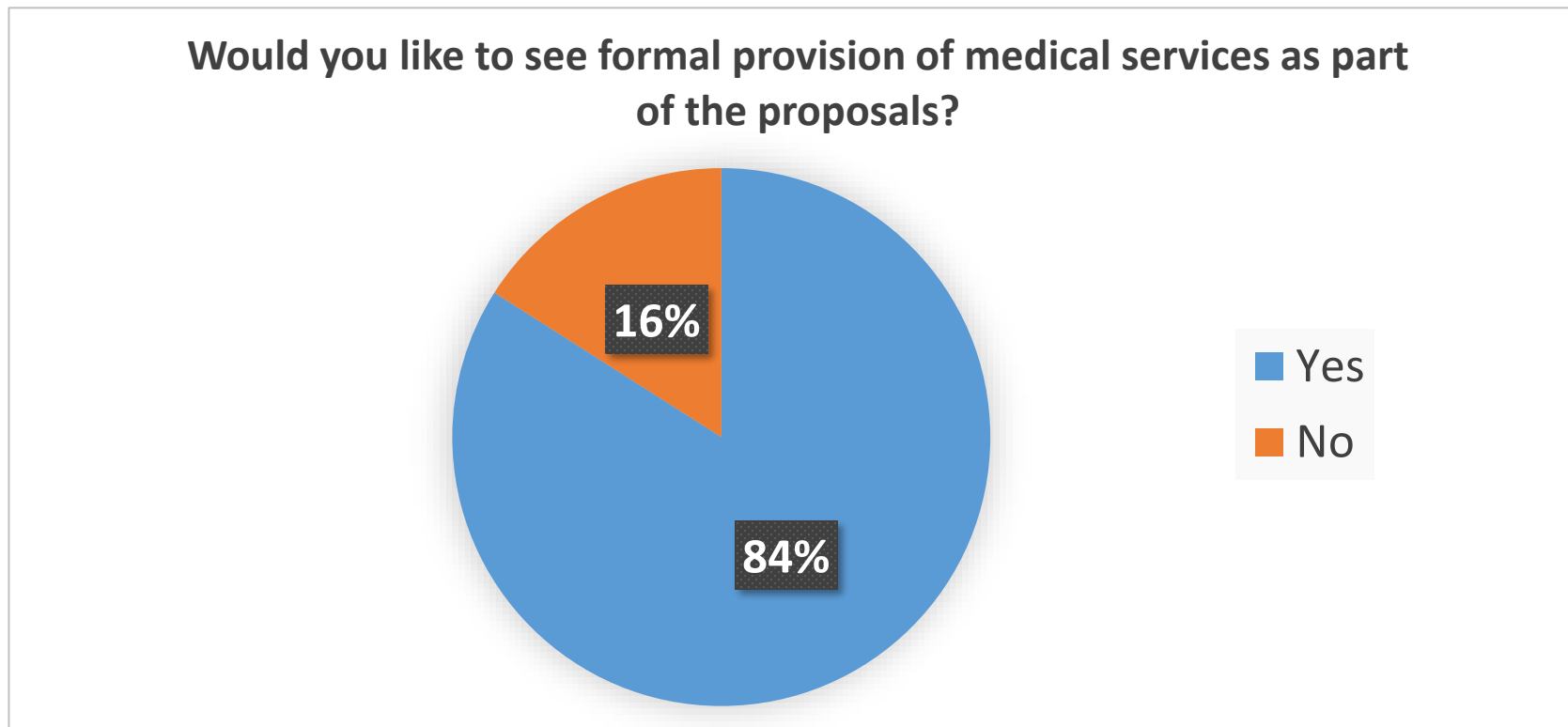
85% of respondents indicated that they do not agree with TOWN’s conclusion



Local medical services

Question three on the survey asked: *“TOWN say they have undertaken analysis of health provision in the local area. According to TOWN, a development of 285 homes would generate a demand equivalent to ¼ of a GP. TOWN have concluded that this demand is not sufficient in its own right to make a new GP viable. Would you like to see a formal provision of medical services as part of the proposals.*

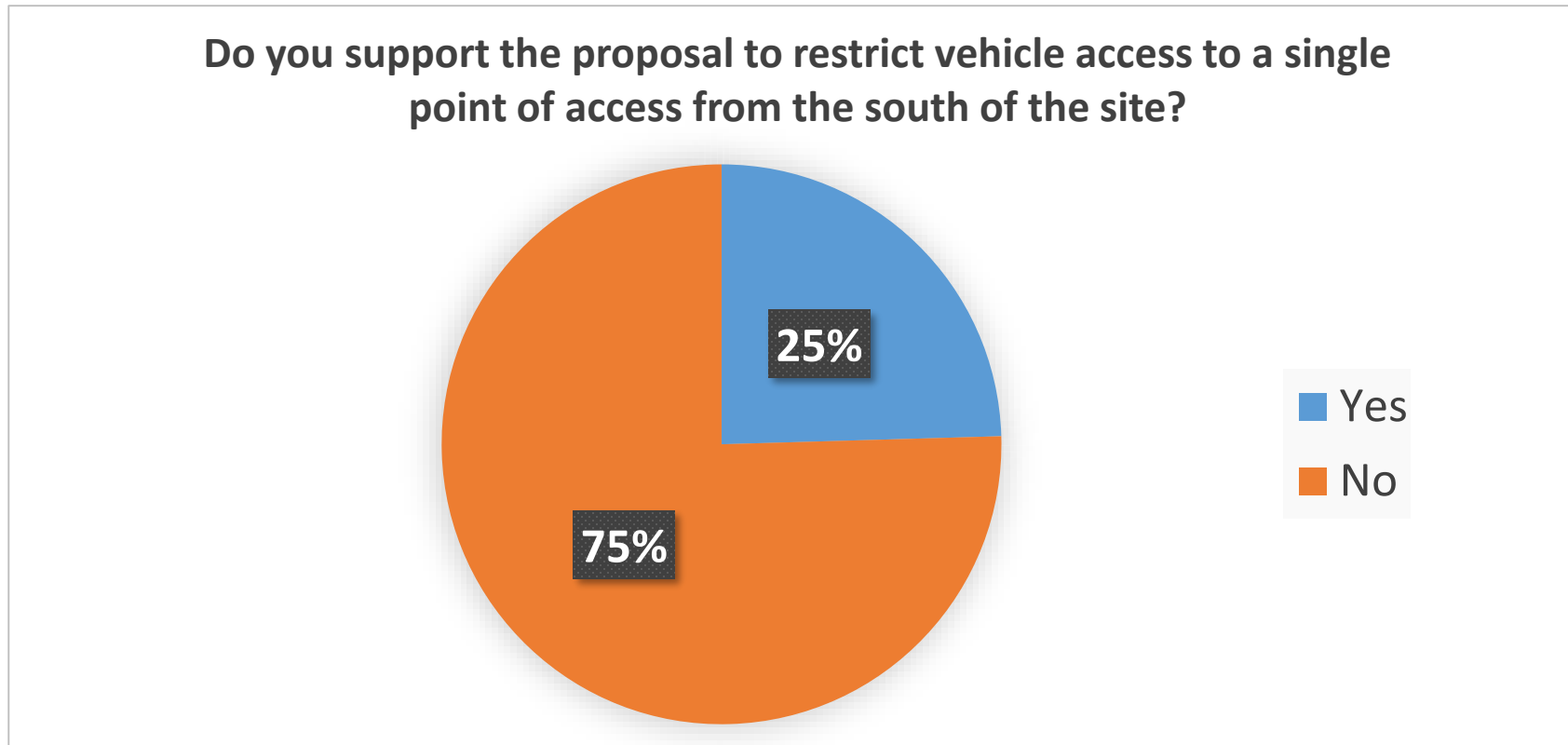
84% of respondents indicated that they would like to see formal provision of medical services



Traffic

Question four on the survey asked: *“TOWN have proposed that vehicle access will be restricted to a single point of access from the south site only (via the A4 Bath Road). Thinking about the impact on local traffic, do you support this proposal?”*

75% of respondents indicated that they do not agree with this proposal



Public green space

Question five on the survey asked: “under the proposals, 17 acres of the 43 acres site would be put aside by TOWN for a new public park. Do you feel this is a sufficient proportion of the site for public green space?”

64% of respondents indicated that they do not feel that 17 acres is a sufficient proportion of the site for public green space

