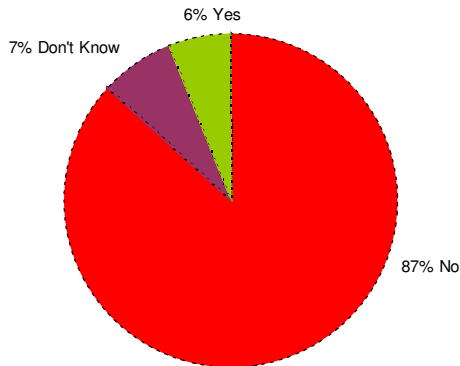


## Proposed Pincents Hill Development Local Residents’ Survey - Results

The survey was circulated by Alok Sharma, Conservative Parliamentary Spokesman for Reading West, and Councillors Joe Mooney, Emma Webster and Tony Linden, across Tilehurst, Calcot and Theale. To date 896 residents have responded to the survey and the summary results, based on those responses, are set out below.

### Question 1

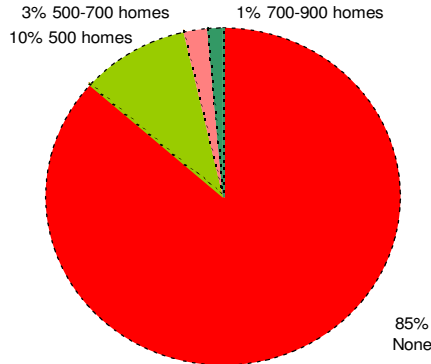
*The Government has set a target of building an additional 10,500 new homes in West Berkshire between 2006-2026. Do you believe that this level of new housing is reasonable and acceptable to local residents?*



87% of respondents felt that the Government’s housing target for West Berkshire was not reasonable nor acceptable to existing local residents

### Question 2

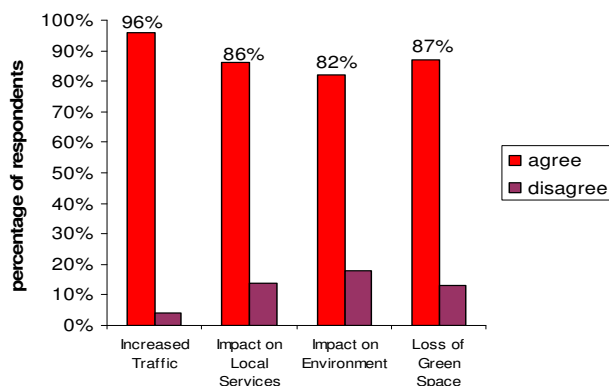
*What level of development would you find acceptable on the Pincents Hill site?*



A massive 85% of respondents want no development at all on the Pincents Hill Site.

### Question 3

*If the Blue Living proposal was to go forward what would you be concerned about?*



Over 80% of respondents have concerns about all four issues

- 96% are concerned about the impact of traffic from any development
- 87% are concerned about the loss of a green space
- 86% are concerned about the pressure on local public services such as education
- 82% are worried about the impact of development on the environment and wildlife



## Proposed Pincents Hill Development Selected Comments made by Local Residents on the Survey Form

### Comments about Traffic issues

“Tilehurst is traffic bound already due to council improvements /hold ups on all roads out of what was a village.”

■ ■ ■ ■

“This development proposes the opening up of Pincents Lane which would become the main access route to the M4 Junction, 12 for thousands of vehicles per day. It would act as a magnet to draw vehicles from West Reading, Tilehurst, Purley and Caversham as the easiest route. Currently this traffic is spread evenly using Tidmarsh, Langley Hill and inner relief road to Junction 11 of the M4.”

■ ■ ■ ■

“After looking at the number of houses planned and the traffic access to the site it is just not feasible. With the amount of commercial traffic using Pincents Lane already, adding 700 odd cars to that road as well will not work.”

■ ■ ■ ■

“There is talk of imposing parking restrictions for residents around City Road etc. This is ridiculous.”

■ ■ ■ ■

“The surrounding roads could not cope with an increased influx of traffic from 700-900 extra houses without the addition of extra major access roads to the A4. This in turn would put extra pressure on the Savacentre roundabout which only just copes now. Pincents Hill is little more than a lane and would be hazardous in bad weather.”

■ ■ ■ ■

“City Road is already in utter chaos, and there are insane pinch points which both cause difficulty and are dangerous.”

■ ■ ■ ■

“This will bring traffic to a standstill.”

■ ■ ■ ■

“The traffic through Tilehurst to the M4 is getting progressively worse, and unless a road can be made available via Pincents Lane then Langley Hill will become unusable.”

■ ■ ■ ■

“This area is already overcrowded, roads are not adequate. First widen the M4 and re-route local traffic.”

■ ■ ■ ■

“How can this go ahead? Traffic is bad at the roundabout near Sainsbury’s and the one towards Royal Avenue.”

■ ■ ■ ■

“Lots needs sorting out in this area, especially traffic, and the pumping station that blocks it.”

■ ■ ■ ■

“Motorway Junctions would need to be improved if this area is to see any major developments.”

■ ■ ■ ■

“Build a few houses at a time, rather than a huge development. Think of the problems with traffic at Rush Hour times.”

■ ■ ■ ■

“The impact on the roads, which are already very busy during the day.”

■ ■ ■ ■

“Tilehurst has become increasingly overdeveloped in recent years with increased impact on infrastructure. Traffic flows along park lane and school road have increased over the years and this road now is becoming a traffic thoroughfare from the A4. This is to the detriment of Tilehurst's residents. A major development in Pincents Hill will only exacerbate this.”

■ ■ ■ ■

“There is not much space around in that area. The J12 roundabout will be even worse than it is now.”

■ ■ ■ ■

“I am not that concerned with the development, but am more worried for friends and family, but am concerned about the traffic congestion and the M4/A4.”

■ ■ ■ ■

“The roads won't be able to cope. The traffic at the moment is a diabolical.”

■ ■ ■ ■

“I am very concerned at the prospect of opening up of Pincents Lane and at a rat run past Little Heath School.”



**Proposed Pincents Hill Development – Local Residents’ Survey Results**

“The traffic flows along the A4 are extremely heavy at times, the junction at Ford Farm is often blocked, and so any further increase would be extremely detrimental.”

“The Calcot roundabout is already coping with too much traffic, and is a main feeder road for the M4. This would be madness.”

“The roads cannot cope with the traffic at the moment, how would it cope with another 900 houses?”

“New road/access must be fully considered as the existing road could not cope.”

“The traffic would be unbearable.”

“The big question is what would the traffic be like in the mornings? It’s bad enough now trying to get on the M4. I myself think this is crazy, but that’s West Berks for you!”

“Pincents Hill would be a dangerous Road to walk down. There will be too much traffic in the area where there is not enough road to go through. Also if traffic was led down Langley hill it would cause even more chaos than there is now!”

“I am totally opposed to the development: If it connects Calcot with City Road then that will become a busy thoroughfare, clogging traffic. It will also clog junction 12 with extra traffic at Rush Hour.”

“We don’t want City Road used as a thorough Road at all! There’s too much traffic now.”

“The increase in traffic and safety with 2 infant schools and 1 senior school being served by ‘city road’”

“The roads round here are already congested.”

“Placing any extra homes leading to that area puts an unacceptable strain on an ‘average’ residential road which already has a heavy traffic load at the rush hour period. A Pincents Lane rat run would emerge between the City Road and the M4 also. City Road has inadequate speed restrictions, and extra traffic will be a disaster.”

“New houses would spoil the Pincents Hill area and increase traffic.”

“There are planned works effecting Junction 11 of the M4 until 2012. Any further pressure on Junction 12 should therefore be minimised.”

“Most people feel it is already a ‘done deal’ regardless of the local resident’s feelings. Traffic flow will increase highly in residential areas around Littleheath, to the detriment of children’s safety and there will also be increased noise and pollution.”

“We have enough traffic problems around Tilehurst and Junction 12 area as it is.”

“If any development is to be done in Tilehurst something will need to be done about traffic flow. A new way needs opening to the motorway.”

“Another development would increase traffic. Children won’t be able to walk to school because the roads will be more congested.”

“Plus junction 12 of the M4 is the worst junction of the M4 already without adding more traffic.”

“Park Lane/Langley Hill is often gridlocked now. Unless a new road is built as part of the development, the roads will be a nightmare.”

“Chapel Hill is very busy. There are buses every 10 minutes, and traffic is getting worse, what will it be like if all these new homes are built? Not the nice little country lane it was when we moved here!”

“I just feel that Reading is already a very busy and congested area with a traffic problem.”



**Proposed Pincents Hill Development – Local Residents’ Survey Results**

“Traffic at Sava roundabout is already congested at peak times. 700-900 new homes will have a significant impact on the traffic.”

■ ■ ■ ■

“Traffic levels in Reading are already currently very high.”

■ ■ ■ ■

“Can you imagine an extra 700-900 cars vying to join Bath Road or the Motorway and having to integrate 900 children into schools?”

■ ■ ■ ■

“Traffic! Traffic! Traffic!!! Congestion! It's difficult to get on the Motorway now.”

■ ■ ■ ■

“We are particularly concerned about the future of this area. We have lived here for over 38 years and now have grandchildren who will be growing up here. It is often difficult to reach the A4/M4 and therefore it would be better to improve access to these roads and not to have more housing, creating problems in travel and parking.”

■ ■ ■ ■

“Unless access to and from the development is restricted to A4, City Road will become an even bigger rat run than it currently is and considering there are two schools on this road, there will be a huge safety issue.”

■ ■ ■ ■

“I would only support the development if Pincents Lane was opened as a through road to give access to the A4 at Calcot, otherwise no development at all. Local councils appear to be struggling with cost of local road upkeep as it is.”

■ ■ ■ ■

“Our concern is the amount of traffic this development will cause on our already busy roads on the estate.”

■ ■ ■ ■

“This will be unpopular but I am looking forward to a new road that will link us with the A4 and take pressure off City Road.”

■ ■ ■ ■

“Traffic on the Birch copse estate is increasing all the times as is traffic by Savacentre roundabout.”

■ ■ ■ ■

“We do not want City Road turned into a Rat Run! Already we have parents of school children using our cull de sac as a school car park, twice a day every day. We get all their 4 wheel drives and people carriers blocking the pavements and roads. Already it is difficult to get out onto City Road.”

■ ■ ■ ■

“A few years ago an 18 hole golf course was turned down on this site because of the poor road access. Surely any amount of Houses would be an even worse problem!”

■ ■ ■ ■

“Single Road access for site and 900 homes is totally unacceptable. Pincents is a small country lane.”

■ ■ ■ ■

“My main concern is traffic. If the access from Tilehurst the narrow roads and the surrounding estates would become a nightmare for residents. If the access is from Calbert M4-A4 etc this area is already congested.”

■ ■ ■ ■

“Will traffic be using the Sainsbury roundabout? There will therefore be A4 congestion as well as M4 congestion on all local roads. Will it also mean that Pincents Hill is opened?”

■ ■ ■ ■

“If there are going to be another 700-900 homes will that mean that there will be another 1800 cars?”

■ ■ ■ ■

“There is already a considerable amount of traffic along our section of Warborough Ave due to the proximity of 3 schools. Brick Close, another primary school on City Road and Littleheath comprehensive. This development would create more traffic taking short cuts to the M4.”

■ ■ ■ ■

“I am against the development but why doesn't West Berkshire Council revamp Pincents Hill and open this up to Traffic. To make it easier to get onto the A4.”

■ ■ ■ ■

“My main concern is traffic. I moved here as it is the edge of Tilehurst but with a huge development and only City Road and the bottom of Pincents Hill as entrance and exit it will be constantly busy and the roundabout at Sava Road is already solid with traffic all day. I also thought that a park and ride was stopped in a field opposite Sava Road as they said that area couldn't cope with the extra traffic so what's the difference now with all the extra traffic going to be using and causing jams around the Sava Roundabout.”

■ ■ ■ ■

“I'm particularly concerned with traffic in the locality, which doesn't too well already!!!”

■ ■ ■ ■



**Proposed Pincents Hill Development – Local Residents’ Survey Results**

“At peak periods the Savacentre roundabout cannot be with traffic as it is. Also that Roundabout is becoming a bus station and being blocked by national express coaches and other holiday coaches stopping there. Pincents Lane has become a Lorry Park at night with heavy goods rethinks parking on the pavements and making it dangerous for pedestrians and motorists.”

■ ■ ■ ■

“Traffic flows at the moment are nearly gridlocked now on the A4.”

■ ■ ■ ■

“The area surrounding the development currently has 4 schools with over 2000 students. If this happens I would not be surprised if a child was hit by a car with the extra traffic volume.”

■ ■ ■ ■

“Little Heath Road would become a race track for all the thousands of drivers who don't grow p on DVLA computers.”

■ ■ ■ ■

“Most nights of the week there are cars on Little Heath Road belonging to people supporting the school and local football teams. The traffic is already bad, and this development would only reduce the safety of the children.”

■ ■ ■ ■

“Opening up Pincents Hill to traffic will have a devastating and dangerous effect on Little Heath road.”

■ ■ ■ ■

“My main concern is regarding the increased traffic. Blue Living's website says that only 1 car per property will be allowed. How is this possible and how would this be enforced? There's also no mention of where the traffic from the site would exit. Makes me think the traffic issue is a cover up.”

■ ■ ■ ■

“Apart from terrible congestion there would be a decrease in the level of safety on the roads near the school and the connecting roads to the estate.”

■ ■ ■ ■

“Increase in rush hour traffic. Increased traffic/noise on Little Heath Road. Where does development in Tilehurst stop? Houses are already being shoehorned into any available space.”

■ ■ ■

“Traffic is diabolical now let alone another 500 plus cars around at rush hour.”

■ ■ ■ ■

“As I live in Littleheath Road near the roundabout of Hilly Road where I have lived for 32 Years. The traffic has increased so much with 3 schools in the area; extra traffic will cause accidents and danger to children walking to Little Heath School. Plus a lot of children drive their own cars to school.”

■ ■ ■ ■

“As a resident of Langley hill the impact on any more through traffic would be detrimental to the environment at peak times as it is extremely congested already.”

■ ■ ■ ■

“More traffic in places on the A4 Roundabout would be difficult to deal with.”

■ ■ ■ ■

“Roads, access, parking. General nuisance during building and the traffic after. Traffic situation as it is now is bad, never mind in the future.”

■ ■ ■ ■

“The local authority declined proposals for the development of an IKEA store because of the increased traffic. Every evening and morning there is a huge traffic jam. An increase in housing off the A4 will make it impossible during rush hour.”

■ ■ ■ ■

“M4 Junctions 10, 11 and 12 are subject to gridlock now along with access roads, this development would only exacerbate this situation.”

■ ■ ■ ■

“Limited access to the site would be a major problem.”

■ ■ ■ ■

“Junction 12 is a nightmare where traffic is concerned already and would not cope at all.”

■ ■ ■ ■

“My major concern would be the traffic plough and depending where the access would be to get in and out of the housing estate- these opening of roads will be used as 'rat runs'- taking short cuts this has an impact on residential areas and safety for children.”

■ ■ ■ ■

“Traffic outside my house its bad enough as it is.”

■ ■ ■ ■



**Proposed Pincents Hill Development – Local Residents’ Survey Results**

“Traffic congestion. If 900 homes have a max of 1 car, that will be 900 new cars on the road. Later where families are growing up there may be 1800 all going to work. How are these cars going to go on the M4? Other than using local resident local roads?”

■ ■ ■ ■

“Traffic is of major concern with local roads being used as rat runs as soon as there is a problem on the M4 or A4. Increasing housing would make this worse and more dangerous for pedestrians and cyclists. We have seen roads almost at gridlock in the past few months.”

■ ■ ■ ■

“School runs morning and afternoon block Hilden’s Drive and Berkshire Drive daily. The last thing we need is more traffic and another bus service.”

■ ■ ■ ■

“If access from Pincents Lane to Little Heath road is fully opened this would relieve traffic up Langley Hill in Tilehurst Village.”

■ ■ ■ ■

“We are a family with two young children and are very concerned as it would increase the traffic on our road. This is a fast road at the best of times, and it would make it dangerous as it would become a cut through to the M4.”

■ ■ ■ ■

“Local Roads cannot cope with more traffic.”

■ ■ ■ ■

“If any development is allowed the top part of Pincents Lane and land to the West of the lane should be excluded and no access into Pincents Hill should be allowed for traffic reasons.”

■ ■ ■ ■

“We are in favour of any development that can ease the flow of traffic on Langley Hill!”

■ ■ ■ ■

“Question 2 depends totally on what improvements will be made to traffic flows around the Savacentre roundabout and the M4 junction 12. If no changes are proposed then zero is the only option. Increased traffic on Langley Hill is not a possibility when it is already at maximum capacity during the rush hours. Access from the estate is very difficult now.”

■ ■ ■ ■

“Increase in the traffic onto Hilden's Drive/Chapel Hill.”

■ ■ ■ ■

“This area of Tilehurst could not cope with all the extra traffic.”

■ ■ ■ ■

“Open up the Pincents Roads from Tilehurst (City Road) to ease congestion from Langley Hill.”

■ ■ ■ ■

“The traffic in the area, particularly at peak times is already at grid lock and an additional housing development will only make things worse.”

■ ■ ■ ■

“If development is allowed the link through Pincents Hill and Tilehurst should not be opened.”

■ ■ ■ ■

“I worry where entrance to the estate will be. If it is through the Birds estate it will more traffic through existing 1 road into the Birds estate. This will be too much. I think other entrance blocked off should be opened up.”

■ ■ ■ ■

“The development as it is proposed would need a new exit from the M4. This junction is already at breaking point-chock a block for hours on end. The tailback is overall mile in all directions reaching back to my homes! New bus service needed into Reading along Bath Road. At present the bus services are poor and only go every hour.”

■ ■ ■ ■

“The effect of this additional traffic into and out of across Reading plus on access to/from M4 would be disastrous.”

■ ■ ■ ■

“Although they want to limit the cars the proposed estate is near the M4 they likely not to be purchased by commuters who have cars. More cars create more traffic and by creating another route through to the M4 other than Langley Hill it will create a rat run and potential accidents.”

■ ■ ■ ■

“Congestion in the Pincents Hill area is already bad at peak times. Any further development would only make matters worse, especially around local schools. The narrow roads on our estates would become rat runs.”

■ ■ ■ ■

“I am fully against this or any other developments in the area. As a local resident I am very concerned about the existing level of traffic which makes my journey to and from work very stressful.”

**Proposed Pincents Hill Development – Local Residents’ Survey Results**

“There will be a lack of car parking. The assumption that one parking space per home is false. Will result in random parking which will cause a problem.”

“A4 towards Junction 12 is gridlocked already during rush hour, add more traffic down Langley Hill and on to the A4 and the rush hour will be even more extended.”

“I feel very strongly that in addition to a lack of hospital capacity, the increased traffic that this development will bring will place an intolerable burden on existing road structure.”

“Loss of boundary linking to Theale Roads almost inaccessible at school times, emergency services on occasion unable to reach destination more traffic could therefore create a very serious situation.”

“Traffic chaos in City Road!”

“The road network cannot cope with current levels of traffic. More houses will create problems on all aspects of our social lives in Tilehurst. City Road cannot cope with additional vehicle movements.”

“The roads in Tilehurst get gridlocked very quickly and often, too much to think of more traffic, which will only make it worse. At certain times City Road is non usable to get from A to B. Junction 12 congestion is a nightmare, never mind the A4 into Reading.”

“I am concerned about Safety for children, and elderly at the roads etc.”

“I think Pincents Hill should be opened up as an alternative route from Tilehurst to the A4/M4. As the only ROUTE IS VIA Langley Hill, by using an alternative road would help to relieve the early morning traffic from Tilehurst.”

“Access to Junction 12 is already heavily congested particularly at peak times.”

“The area cannot cope with the amount of traffic now, so much more cars etc would be a disaster.”

“If access to the development is via Junction 12 and the Savacentre I fear traffic chaos. This area is often gridlocked at rush hour as it is.”

“Traffic in the area is already too much especially during rush hours.”

“This is a site without natural access.”

“Traffic flow consequences to City road, Littleheath, with a number of schools on already busy roads would be unacceptable and dangerous.”

“Traffic is already heavy along City Road/ Little Heath road from the industrial site at Calcot and along the A4.”

“Little Heath Road couldn't take the volume of extra traffic. The road is used by horses, People Park on it when going to football games, and students/staff use it for parking.”

“At peak times traffic is already heavy in Langley hill. 700 more houses would create a gridlock.”

“This area has already had numerous building ventures accepted it is becoming swamped with roads now jamming up at peak times. This is not the place to put more houses!”

“I feel traffic will increase immensely with more cars and buses.”

“The developer’s proposals do not properly address the transfer of vehicles from Langley Hill. This, coupled with the lack of provision of off-street parking will lead to an unsightly congested and potentially dangerous street scene.”

“If development is carried out on Pincents Hill then a road must be built to the A4 to relieve traffic from Tilehurst to Langley Hill.”



**Proposed Pincents Hill Development – Local Residents’ Survey Results**

“The present road system would not cope with the amount of traffic.”

■ ■ ■ ■

The Sainsbury's roundabout is already gridlocked at Rush hour, and if they build this development the area will become a disaster zone

■ ■ ■ ■

“I believe that the highway agency already stated that the traffic flow at Junction 12 should not be increased. The Army garrison at Arborfield is due to be relocated to Wales by 2014. This will provide a wealth of brown field land for redevelopment.”

■ ■ ■ ■

“Berkshire is a relatively small county and is over populated as it is. Any development is going to add to the congestion- going into Reading on the M4. Schools are gridlocked at peak time and the infrastructure is totally inadequate for any development.”

■ ■ ■ ■

“I'm worried that this will create a rat run to Junction12. We also need to know what the alternative sites are for developments are. This will give us a true perspective on this issue. Thank you very much for collecting peoples thoughts on this issue. No one else has of yet.”

■ ■ ■ ■

“The road network in this area cannot cope with the current amount of traffic at peaks times, and will be unbearable if increased by more large developments.



**Proposed Pincents Hill Development**  
**Selected Comments made by Local Residents on the Survey Form**

**Impact on Local Public Services**

“This is madness. The schools cannot sustain extra children, and I already have to wait several days to see the doctor. It'll also lead to an increase in the number of youths hanging around.”

■ ■ ■ ■

“Our drains already block very frequently.”

■ ■ ■ ■

“We have no hospital this end of town, and getting to the hospital is hard. The schools are overflowing. I don't think the infrastructure can take this new development.”

■ ■ ■ ■

“I want road repairs.”

■ ■ ■ ■

“The population Reading is high enough. The roads are not capable of handling the traffic, the schools are full, getting a doctor's appointment is difficult and our birds are quickly disappearing.”

■ ■ ■ ■

“There is already too much new housing in the area, and this area has been overdeveloped for the last 5 years. The doctors and schools would be overrun.”

■ ■ ■ ■

“As long local services and amenities for teenagers are included, as well as affordable housing for all, then the development should go ahead.”

■ ■ ■ ■

“Hopefully any development would result in better roads.”

■ ■ ■ ■

“The proposed development will have a negative effect on the area.”

■ ■ ■ ■

“Why is another development being considered in Tilehurst when there aren't enough services for the existing population? We were promised extra services, swimming pools and doctors years ago.”

■ ■ ■ ■

“There needs to be major overhauls of the road layout to get traffic moving rather than slowing it down.”

■ ■ ■ ■

“Little Heath School is already oversubscribed.”

■ ■ ■ ■

“From what we can see it will turn into a no go area with the building totally out of keeping with the area. Local services-roads and schools will be unable to manage numbers of people. It's a totally ill thought out plan.”

■ ■ ■ ■

“Services are already overstretched. Policing and hospitals and other respite services. This development would require considerable on going expense to the local authority to provide street lighting, street cleaning, and maintenance of public spaces and disposal of refuse. Who does Blue Living envisage would be responsible for managing and running a community farm and its security? Is this development realistic in the 21st Century?”

■ ■ ■ ■

“The schools are already full to capacity.”

■ ■ ■ ■

“We're concerned about the impact on services including police, and the increase in Pollution and noise.”

■ ■ ■ ■

“We moved to Tilehurst because we like the fact it's small and has good services.”

■ ■ ■ ■

“There are plenty of other better sites throughout West Berkshire to build on instead of the proposed site. All new developments should be designed with supporting infrastructure in mind, rather than stretching existing infrastructure.”

■ ■ ■ ■

“My main concern is that Primary and Secondary schools will be overloaded.”

■ ■ ■ ■

“I am very concerned that Littleheath is a school of 1700 and couldn't cope with more children in the area.”

■ ■ ■ ■



**Proposed Pincents Hill Development – Local Residents’ Survey Results**

“Good school places are in short supply in Tilehurst and this development must make provisions to provide new school places. This is not a subject for political party point scoring. Please work together on this issue!”

■ ■ ■ ■

“Reading does not have enough services, and I feel that the better solution would be to build a new town somewhere else with an appropriate infrastructure.”

■ ■ ■ ■

“The infrastructure needs to be greatly improved to cater for any more homes.”

■ ■ ■ ■

“The schools in Tilehurst are also oversubscribed.”

■ ■ ■ ■

“There is a severe lack of facilities for young people in the Tilehurst and Calcot areas. Increasing development would exacerbate this lack of facilities.”

■ ■ ■ ■

“Tilehurst has already stretched beyond the roads and services now in place.”

■ ■ ■ ■

“Over the last 50 years Tilehurst has had too much new housing built and the roads and services cannot cope as it is. I have lived here all my life and I am very sad to see it as overbuilt as it is today. Please no more houses in Tilehurst!”

■ ■ ■ ■

“I’m particularly worried about possible impact on my catchment school (Springfield’s) as my son doesn’t start for another 3 years and would be affected by increased class sizes. Infrastructure of Tilehurst struggles with traffic now so would be impossible if this development went ahead.”

■ ■ ■ ■

“It is difficult to get an appointment quickly with a specialist doctor.”

■ ■ ■ ■

“Development is indeed need in all areas to cope with the growing population, but all the issues above have to grant the same importance. What impact will any re-development have on schools and doctors are my main concern, as our area is stretched enough. New young families need to be considered.”

■ ■ ■ ■

“Where are all the doctors, teachers and schools coming from?”

■ ■ ■ ■

“Completely the wrong place to build. It would seem West Berkshire is trying to build as far away from their council offices as possible hoping that it won’t be seen and also the area really will not be able to cope with this level of extra drain on extra resources.”

■ ■ ■ ■

“There will be an impact on water supply and sewage, the fire service, the police, on many local villages. This whole area is becoming one huge sprawl.”

■ ■ ■ ■

“My comments regarding any development in this area would affect all services such as gas, electricity, water, gas pressure falls at certain times, water pressure, could well be the same. The building works could also cause flooding because natural drainage would be affected. This could cause serious damage to homes.”

■ ■ ■ ■

“The main problem is the amount and the exact location of it. There are many estates in the area already. What about the infrastructure and services to support it?”

■ ■ ■ ■

“There is already huge pressure on the 1 secondary school in the area. Adding more houses will mean more school places are needed. Without new infrastructure and services, this development would disadvantage existing residents. We also walk around that area regularly and have seen what would be at risk with the development. Who would but anything in the current climate anyway?”

■ ■ ■ ■

“Too built up already and not enough facilities.”

■ ■ ■ ■

“Has the impact on water supplies, sewage services been considered fully?”

■ ■ ■ ■

“The extra consumption of precious water, gas and electricity should be taken into account.”

■ ■ ■ ■

“Water supply and sewage is inadequate. BT broadband system is also already overstretched.”

■ ■ ■ ■

“I believe that the infrastructure isn’t sustainable i.e. schools, policy, roads. And the thought of 700-900 new homes in the area which will add to the feral youth is quite chilling. In short a mad idea.”

■ ■ ■ ■



Proposed Pincents Hill Development – Local Residents’ Survey Results

“Too much extra housing in Reading and Tilehurst without increased infrastructure e.g. Non-residential along Oxford road including density and no cars.”

■ ■ ■ ■

“From what was in the papers a short while ago Doctors surgeries, Dentist's and schools are already struggling to keep up with the population increase.”

■ ■ ■ ■

“The infrastructure is not there to build more houses.”

■ ■ ■ ■

“Infrastructure totally unable to cope. West Berks Housing quota already fulfilled.”

■ ■ ■ ■

“Also doctors, dentists, and schools are already at a premium.”

■ ■ ■ ■

“This is a ridiculous proposed development it would put an enormous strain on the roads it would also cost a fortune to provide water, sewage, etc and would also ruin Theale as a village not mention the fact that new schools would have to be built to accommodate the new pupils.”

■ ■ ■ ■

“Reading is already overpopulated and I think the services i.e. ambulances and police and the fire brigade are stretched to the limit.”

■ ■ ■ ■

“Traffic in the area is already heavy. Just how will adjacent roads cope with another 900 homes and as many extra cars? Can the Government ensure adequate utility services that can be maintained should all these 10,500 homes be built in West Berkshire ( and more elsewhere) when we frequently hear about supply risks to the current users of gas, water, electricity, let alone the thousands more houses planned?”

■ ■ ■ ■

“There would be a need to build extra schools as local school are already oversubscribed.”

■ ■ ■ ■

“What concerns me is that no-one builds any new schools to cope with these new houses. I have recently moved to this area and am unable to transfer my daughter to Birch Copse as it is full. We only have two acceptable senior schools in Tilehurst, yet they propose 900 new homes.”

■ ■ ■ ■

“The local infrastructure can barely cope at the moment. Increasing housing would only make matters worse.”

■ ■ ■ ■

“Theale primary school is turning pupils anyway and Calcot Junior School has 36 pupils in some of its classes already.”

■ ■ ■ ■

“Local services are already stretched to bursting point.”

■ ■ ■ ■

“We are worried about the drains and sewage aspect. These are blockages now because the services cannot cope.”

■ ■ ■ ■

“The facilities to support this additional population do not currently exist. Shops, leisure centres, doctors, schools, hospitals etc and I sincerely doubt that additional money would be provided to provide these or that the planning will be conditional on this.”

■ ■ ■ ■

“I'm not against Social Housing. In fact I have lived in Social Housing my entire life. Our roads are already busy; it is a nightmare trying to get to the school and doctors they can't take anymore.”

■ ■ ■ ■

“A development of the size proposed by Blue Living will totally change our local environment with the local infrastructure put under huge strain to cope with the development.”

■ ■ ■ ■

“No further schools have been specified they are already to the max.”

■ ■ ■ ■

“Services like schools, doctors, etc already stretched to full capacity. You cannot keep building houses without building new schools; there are already not enough places for the children living in the area.”

■ ■ ■ ■

“Police and fire services are overstretched as it is, not to mention to schools and hospitals.”

■ ■ ■ ■

“Local services will undergo a greater strain.”

■ ■ ■ ■

“If a development is built it would be imperative to have good infrastructure in place for the vast increase in traffic that would be generated. It is horrendous in that area in rush hour and very busy at other times.”

**Proposed Pincents Hill Development – Local Residents’ Survey Results**

■ ■ ■ ■

“If this development should be allowed to go ahead, there would be a large number of heavy Lorries carrying waste from the site. All the roads to Pincents Lane have Schools on them. The heavy loads could damage the infrastructure.”

■ ■ ■ ■

“There will be a danger to our Children walking to School, there will be health issues

■ ■ ■ ■

“Drainage must be enhanced adequately to cope with the increased housing.”

■ ■ ■ ■

“Drainage?”

■ ■ ■ ■

“We should be using Brownfield sites in Reading to build affordable housing. The load should also be spread rather than Reading becoming a Super town. The infrastructure can't cope!”

■ ■ ■ ■

“Reading and its suburbs are already over congested and it makes no sense to continue blindly developing the green space land to the West of Reading. Without massive improvements to road infrastructure, hospitals, schools, Bus services etc we Joe public will suffer greatly at the expense of these so called 'caring developments'.”

■ ■ ■ ■

“There are many reasons why this is a bad idea: There are many schools in that area. This development would make the road more dangerous. Horse riders use Little Heath Road. Little Heath Park is used by children and dog walkers. There would be more traffic noise. People park on the road when there are football tournaments.”

■ ■ ■ ■

“Other services which will be impacted are: police and emergency services, civil amenities, public transport, parking and access as only entry point to Pincents Lane proposed development water run off/ drainage employment for residents and traffic build up.”



## Proposed Pincents Hill Development Selected Comments made by Local Residents on the Survey Form

### Impact on the Environment

“I feel it is important that this settlement gap is maintained as any extra housing in this area will have a negative impact on all our lives.”

■ ■ ■ ■

“It is one of the few walkable routes left in Tilehurst.”

■ ■ ■ ■

“The current traffic and pollution situation in Tilehurst is awful, and this development will only make matters worse. We also need to preserve our dwindling green spaces. I believe that this Labour Government don't give a damn about local people.”

■ ■ ■ ■

“This will drastically affect the local area and cause the loss of yet more green space.”

■ ■ ■ ■

“It is a haven for wildlife; we regularly walk through this area, and have witnessed first hand the different species.”

■ ■ ■ ■

“I am sure that there are plenty of 'Brownfield' sites that could be used instead of building yet again on Greenfield ones.”

■ ■ ■ ■

“There are so many developments that the area is becoming an urban sprawl, with little or no delineation between Reading, Tilehurst and Theale. Valuable green spaces are being lost.”

■ ■ ■ ■

“It would be a great shame to loose the playing fields and green space.”

■ ■ ■ ■

“We need to keep some green areas here.”

■ ■ ■ ■

“As an every morning user of this field with our dogs I can only say that it is a privilege to have open space to walk in. I cannot bear the thought of this development going ahead. Please do everything in your power to stop this.”

■ ■ ■ ■

“Having grown up in Calcot with all the beautiful countryside that then existed, and having seen all the developments that have taken place subsequently, it seems a shame to see another beautiful part of green space disappear forever.”

■ ■ ■ ■

“I go running through that piece of land as it connects west Tilehurst with Nunhide Lane and Sulham.”

■ ■ ■ ■

“The children in this area have so little green space available to them so to take away this area would be criminal. It would make it less safe for the children to walk from Little Heath Park and School if the road were changed to accommodate the proposed plans. It’s a quite, pretty area of Tilehurst. Please leave it like this!”

■ ■ ■ ■

“Far too many houses and the loss of green space to fulfill government guidelines. Surely other land is available.”

■ ■ ■ ■

“Having lived in Tilehurst for 50 years and having already lost a lot of green spaces I would not like to see all the green space gone between Tilehurst and Theale.”

■ ■ ■ ■

“Leave Pincents Lane as it is: nice and green belt.”

■ ■ ■ ■

“Amounts to Ribbon development.”

■ ■ ■ ■

“There will be no green margin between Tilehurst and Theale. The access to open countryside would be a lot further away from Tilehurst/West Berks, there will be more foot/cycle traffic through Oliver’s copse and Curtis copse/already suggested (currently primrose and bluebells woods). It will also stretch the Police and decrease their response time.”

■ ■ ■ ■



**Proposed Pincents Hill Development – Local Residents’ Survey Results**

“This is a built up area of Reading, and Pincents is where I take my kids for walks. Loss of walking area and open space!”

■ ■ ■ ■

“No green gap will be left between Reading and Theale!”

■ ■ ■ ■

“Brown field sites should be considered before using valuable green space areas particularly close to an area of natural beauty.”

■ ■ ■ ■

“I attended the consultation at Little Heath School. As one of the few traffic free areas around here, we use this for recreation, i.e. dog walking. There are Blackberries that I like to pick too. We agree with the point put forward, that we should not have to put up with another major development. Other suitable land is available.”

■ ■ ■ ■

“We need some open space-Tilehurst is no longer a village -if the proposal should proceed, we would be joined to Theale. Where can the residents walk when the open space is taken?”

■ ■ ■ ■

“I think that we have a real problem with green space in this area. The recreation space at the corner of Armor Road is in jeopardy. What is going on? Why didn't Reading Council buy the 'rec' to save it?”

■ ■ ■ ■

“Although I understand that people need somewhere to live even in a credit crunch I feel we are in real danger of overdeveloping our green spaces.”

■ ■ ■ ■

“Pincents Hill is outside the area that is allowed to be built on. Blue Living sound very arrogant and unconcerned with the effect it will have on existing residents if they build. I think this Green space should be left in its present form.”

■ ■ ■ ■

“I'm worried about flooding, what will happen when all the local M4 lakes have been filled in. All more pressure put on the existing water plain.”

■ ■ ■ ■

“We don't want any development on this site of natural beauty, the effect on the wildlife and the effect on the already crowded roads would be a disaster.”

■ ■ ■ ■

“This will certainly increase flooding in the Tilehurst area, which is already a problem.”

■ ■ ■ ■

“I am 72. When I was a lad, that ground was a haven for wild life. That ground all used to be the land of the Sand Martin birds. I have lived in Tilehurst all my life and we don't want any more houses built here.”

■ ■ ■ ■

“I often cycle to work down Pincents Hill to work. This lane is home to much wildlife that local residents do appreciate. It will be a great loss to our community. Our area is already stretched for amenities.”

■ ■ ■ ■

“There is a settlement blocking which this land is outside of and has acquired as a strategic 'green gap' hence my total opposition to any building.”

■ ■ ■ ■

“2 and half years ago we spent time looking for an area to bring a young family up. We liked this area as the traffic only belongs to residents and parent picking children up from school. Opening up Pincents Hill would change this area to the point that we would have to move as soon as possible. We also have a dog. It is not always possible to walk her in the park and we're not allowed to use Little Heath School field so Pincents Hill is the last available space to walk her will be taken away.”

■ ■ ■ ■

“I have seen a great impact on Wild Life over the years with building of all the housing estates.”

■ ■ ■ ■

“There will be problems with land slippage and springs may be capped so could increase flooding in Tilehurst.”

■ ■ ■ ■

“There will be slippage and it could increase flooding.”

■ ■ ■ ■

“And wildlife, no one cares about them?”

■ ■ ■ ■

“There are plenty of more suitable sites, rather than using green fields. E.g. Empty offices at Green Park. Convert those to homes.”

■ ■ ■ ■

“Reading and West Berks is busy enough we do not need any more developments; we need more wildlife living than humans in the area.”

■■■■  
“Last large green space in the area. Where does the wildlife go?”  
■■■■

“Water resources are already overstretched in Berkshire, and there would be an increased risk of flooding. This is a very steep catchment, could affect Sulham Brook. me of their proposals are not in the 'real world'. We need all the green spaces we can get.”  
■■■■

“All new build units should by planning requirement have photo galeric roof tiles and solar panels or geothermal for water heating. The whole development should be designed to maximise the usage of solar units. All houses to be designed to be energy self efficient, with whole site producing an excess of energy to be used for local use.”  
■■■■

“This is a very visible hillside which should remain as a green space. This area is already becoming built up. The business premises at the bottom of this hill are an example of this. It should stay as the start of the open country between Calcot and Newbury.”  
■■■■

“Loss of the last green corridor between Sulham, Theale and Tilehurst and the Kennett Valley should not be lost.”  
■■■■

“Constant in filling is destroying the attractiveness and uniqueness of Tilehurst, 'Garden grabbing' is shoehorning inappropriate developments into green spaces resulting in loss of wildlife, and undermining the quality of life for residents.”  
■■■■

“Its just greed for whoever sold the land the developers. We will have no wildlife left soon. If you ever walk down Pincents Lane, the wild life is fantastic, so many different Bird species, and instead it will just be traffic.”  
■■■■

“Anybody can build a house. No one can build countryside.”  
■■■■

“The words 'never in a month on Sundays' best describes that this development should never happen because it would itself not be 'eco friendly' due though the transport implication on an already very busy road junction and either way along the A4. As important is the disappearance of another green space and the wild life that lives in it.”  
■■■■

“It is nice at the moment to be able to walk in the area of the proposed development. It would be a shame if that's gone. The developers need to ensure that there are green spaces left for parks and walks and that the area is made safe.”  
■■■■

“Use brown sites not green.”  
■■■■

“Why use green spaces for development when there is unused developed land nearby e.g. Opposite Durelm Hill, Pincents Lane. A4 Bath Road used to be Ford Garage surely; it would make more sense to redevelop these areas with smaller numbers of houses so as not to impact the environment so badly. This would also ease the strains on services that this development would cause.”  
■■■■

“The wildlife would suffer greatly and humans are doing more than enough to destroy the balance between nature and ourselves already.”  
■■■■

“This is a popular dog walking space. Also annual spawning ground for the frogs, red kite hunting ground. Natural area for wildlife, it is a peaceful environment.”  
■■■■

“We have been free of crime and vandalism for a few years now. A development of this size increases the risk of it starting up again- as well as changing the character of this part of Tilehurst.”  
■■■■

“A major problem would almost certainly be disposal of sewage water. Houses in Thatcham suffered this way in heavy rain storms.”  
■■■■

“We will loose the green corridor between Tilehurst and Calcot/Theale.”  
■■■■

“There could be flooding due to the development.”  
■■■■

“The green space is a valuable resource and is essential for personal well being and quality of life.”



Proposed Pincents Hill Development – Local Residents’ Survey Results

■■■■  
“The Wild life around here is lovely, I've seen deer, badgers, squirrels, foxes and lots more and it bothers me a great deal. We can't keep forcing the animals out.”

■■■■  
“It is just such a lovely area, nice piece of nature. Having your children walk on a path with all the grass around them gives you a feeling of freedom and it is on our doorstep so let's keep it like that.”

■■■■  
“The pollution is already high in this area, because of the M4; leave this green area alone with the woods to clean the air.”

■■■■  
“This appears to be an attempt to ride rough shod over planning policy and bully west Berkshire district council into accepting a totally inappropriate development in an Area of Outstanding Natural beauty.”

■■■■  
“This part of the area is an important area for wildlife and leisure facilities, i.e. football. Wall to wall concrete leads to social deprivation.”

■■■■  
“I'm worried about the drainage to our estate. Already our road floods in heavy rain because we only have soaked away drains. All the water soaked up by the Pincents Fields will carry on down to us.”

■■■■  
“With the recent weather conditions heavy rainfall is already an issue. To add this extra amount of housing to the existing drainage system could be disastrous.”

■■■■  
“All green spaces should be protected for the future generations.”

■■■■  
“Berkshire as a whole will have to take a considerable number of houses when the South East plan is adopted. West Berks should take a proportion of this as it is the biggest district however, it is constrained by an AONB. An urban extension to Reading is not acceptable as it will encroach into green gap and exacerbate the traffic problems in and around Reading.”

■■■■  
“This is an area of outstanding national beauty with many varied species.”

■■■■  
“Three years ago we moved to Tilehurst to increase our quality of life. Now it looks like that all may be lost. The impact on wildlife will be devastating.”

■■■■  
“Too much concrete is being placed in the ground thus creating flooding. We must conserve nature. What future do our children have with no fields or play areas? Cut back on immigration this would require less housing.”

■■■■  
“We moved from London 5 years ago to give our Children a better way of life. We go out as a family enjoying the green space around us with all the wildlife.”

■■■■  
The roads become gridlocked and impossible for local residents. We need green spaces!”



**Proposed Pincents Hill Development**  
**Selected Comments made by Local Residents on the Survey Form**

**Other Concerns**

“I do not believe that this development would benefit the community and is not in the interests of local residents.”

■ ■ ■ ■

“There will be youths moving between and hanging about in other areas of Tile Hurst. This could promote Gang Culture.”

■ ■ ■ ■

“The schools in this area are already stretched to capacity. The Green area has an abundance of wildlife.

■ ■ ■ ■

“I think it's an inappropriate place for a development.”

■ ■ ■ ■

“It will drive down prices due to a surplus of housing stock.”

■ ■ ■ ■

“Local Calcot jobs will be fighting will local Tilehurst jobs.”

■ ■ ■ ■

“Why do they have to use this space for housing? Half the units at the bottom of Pincents Lane are left to be vandalised. Surely this space could be used more effectively for housing?”

■ ■ ■ ■

“Little Heath Road is already an accident waiting to happen. Do not increase the risk further.”

■ ■ ■ ■

“The pressure on housing is down to this country's social and economic environment. In other countries renting is an accepted normality.”

■ ■ ■ ■

“I am concerned about the following: Impact on property values, confidence in a public enquiry reaching its democratic conclusion

■ ■ ■ ■

“Increase in crime, increase in noise.”

■ ■ ■ ■

“The car free aspirations of the developers are totally unrealistic. A much smaller development in line with the area might be acceptable.”

■ ■ ■ ■

“West Berks needs to develop areas other Greenfield sites, not keep expanding the edges of Reading and protecting people in Newbury so we suffer overdevelopment while they don't.”

■ ■ ■ ■

“We don't want the removal of the WW2 Pillbox because it is a reminder of those who served to protect our country.”

■ ■ ■ ■

“In 1972, Newbury Council vandalized this area, and it has not recovered from it. I cannot get anything done, where I live is being turned into a disaster zone and the jobs are having a field day.”

■ ■ ■ ■

“Fight it all the way possible.”

■ ■ ■ ■

“I was born in the City of Reading and have continued to live in and around the area my whole life and I strongly object to this development.”

■ ■ ■ ■

“This area is already overdeveloped.”

■ ■ ■ ■

“The South East is already overcrowded. We need to implement methods of stabilising and even reducing the population level (including reducing immigration) instead of ever increasing housing development.”

■ ■ ■ ■

“I can only imagine the mess and noise that the vast number of large trucks and other building related equipment would bring to the area, which is already very busy.”

■ ■ ■ ■



**Proposed Pincents Hill Development – Local Residents’ Survey Results**

“There will be an impact on house prices, if 35% of the properties are affordable, it’s difficult enough to try and sell a house without being in competition with cheaper housing. Horses are also walked up and down little heath road so it will be very dangerous.”

■ ■ ■ ■

“Blue Living has stated that the council are already open to the idea of a new North-South route using the area of Pincents Hill. I’m concerned that this may be used as a lever to get the planning permission for the Housing development approved. Can you deny the council permission please?”

■ ■ ■ ■

“The Government would go ahead regardless surely! Tilehurst is a village not a city.”

■ ■ ■ ■

“Tilehurst has been overdeveloped in the last forty years.”

■ ■ ■ ■

“Blue Livings proposals seem to be unrealistic with a lack of parking spaces.”

■ ■ ■ ■

“Increase in surface water area run off affecting both drains and water table.”

■ ■ ■ ■

“I would prefer no building on the site, but having attended meetings, I’d rather this proposal with its emphasis on sustainability (especially intentions to limit car ownership) than something which may happen in the future. My major concerns are with cars on local roads and roads linking to Littleheath school area as well as the impact on popular schools.”

■ ■ ■ ■

“Experts tell us that without more power stations by 2012 we will have blackouts across the country. Building houses will not help this situation.”

■ ■ ■ ■

“Work has already started which indicates that the proposals will be accepted. I’d don’t think any work should have started before the proposal was accepted.”

■ ■ ■ ■

“People do need houses so it needs to be about balance. There is never a right place and never a right number. However I am concerned with traffic and the environment and the matter needs careful planning.”

■ ■ ■ ■

“The diggers are already there! I don’t think you have any chance of stopping this. Good luck though.”

■ ■ ■ ■

“Would these homes be allocated to our own people as well as those piling in from abroad with no cash?”

■ ■ ■ ■

“This could effect rare flowers and insects, and cause more vandalism than ever. Langley Hill is already under pressure from extra people going to the M4 etc. The School run is the worst time of all.”

■ ■ ■ ■

“I think that a small development of less than 500 homes would be OK.

If 900 homes are built with families of 2.4 children, then 1800 people would be moving into the area. It is impossible to build enough local facilities to accommodate them. 900 houses with an average of 2 cars mean that there will be 1800 new cars trying to get onto junction 12. How much extra pollution will this cause?”

■ ■ ■ ■

“We fear that once a proposal is submitted, it nearly always gets approved regardless of local views.”

■ ■ ■ ■

“I have ticked yes to section 1 because West Berkshire needs more housing but it should be at the Western end of the area which has plenty of empty land available. This eastern end is already overdeveloped.”

■ ■ ■ ■

“We feel that there is already far too much development taking place in and around Reading. Witness opposite the Smattlemead development, where once a single property stood there is now an entire block of flats.”

■ ■ ■ ■

“The number of houses to be built seems excessive and does not take into consideration the impact on local services. It is likely to turn Little Heath Road into a race track at peak hours and this is not suitable outside a school. Most importantly, this area is Greenbelt and is designed to prevent urban sprawl.”

■ ■ ■ ■

“I disagree with the new development.”

■ ■ ■ ■

“There is clearly building issues land option that might be considered in West Berkshire as a whole, however, to continue to expand Tilehurst which already has traffic congestion increases the argument to simply include it in Reading Council which would be a shame.”

■ ■ ■ ■

“Increase of crime, house prices may drop, I moved here 21 years ago because it was a nice quiet place to live.”



Proposed Pincents Hill Development – Local Residents’ Survey Results

■ ■ ■ ■

“Much of East Berkshire has one big urban sprawl. This must not be allowed to happen West of Reading.”

■ ■ ■ ■

“This level of development is totally out of character with the existing community and would cause immense problems: especially traffic! Lack of parking provision, 1 space per property is ridiculously low, and promises of facilities but when money is not available they are jettisoned, and so called green credentials but loss of green space and overdevelopment make it a mockery. Plans for proposed development unsuitable - lack of parking provision and buses won't be able to access it. Existing properties will be devalued.”

■ ■ ■ ■

“People have the right to homes.”

■ ■ ■ ■

“We have lived in this area since 1979 in one three bungalows that were built by the estate. The last attempt to develop the area was made by Charles Church in 1989 with the intention of building 200/300 homes. This was turned down due to the existing road system. How ludicrous that 3 times that number is now planned with all the increase in traffic it would bring. There have been no improvements to the roads in the last 30 years. There are 3 schools in the area and vast numbers of children, who would be a t greater risk if this development were to go ahead. The increase in traffic over the last thirty years has been bad enough.”

■ ■ ■ ■

“This development has been turned down before and should never go ahead and I would be disgusted if it did get the go ahead”

■ ■ ■ ■

“West Berks covers such a wide area there must be plenty of places that development would take place without the impact to already developed areas.”

■ ■ ■ ■

“There is plenty of open space elsewhere why are they trying to cram everyone into the same area? Calcot/Tilehurst cannot cope with another 700-900 homes.”

■ ■ ■ ■

“We are overdeveloped in this area already. There must be other places in the 'West Berks' area”

■ ■ ■ ■

“I spend on average 30 minutes every day in my car getting from home to J12 on the M4. I cannot believe that there is anyway of getting the additional traffic from the development into the network without adding significant further delays. If these houses are really needed why not build on the empty retail units near Home Base. I have lived in Tilehurst for more than 20 years. The increasing density of housing is destroying the area and reducing quality of life for all. Much more of this and I shall leave.”

■ ■ ■ ■

“What is the point of our views when land is already vastly being dug up with pipes across everything in sight (even the playing field looking smaller right now down to Bath Road) Meetings are useless.”

■ ■ ■ ■

“It would encourage further development of green belt. 700-900 homes would be an increase of 2000 or more cars. This would cause accidents. How many fatalities would this increase in traffic cause? Has anyone asked transport road research cab at Crowthorne or any other body? If so has Blue Living proposal of giving people bikes to cut down on cars, people will not cycle, especially if they live at the top of the hill. It'll be a vandal's paradise.”

■ ■ ■ ■

“Who is going to manage the building of houses and even more who is going to buy them in the current climate?”

■ ■ ■ ■

“This area can't take any more.”

■ ■ ■ ■

“In today's economic climate, I cannot see the point of a large housing development like this. No body is buying or selling houses. In my view this area is not good building land anyway. It is a very silly site and not very accessible.”

■ ■ ■ ■

“I'm most worried about overcrowding. I don't want to feel like a lab rat. Pack as many in as possible, they will fight among themselves, but it won't affect us...Actually it will - indirectly. When the baseline drops it drops for all. Put people first.”

■ ■ ■ ■

“What is being done about run off/flooding? Given that this is currently isn't a reason to reject planning?”

■ ■ ■ ■

“The crime that would spill out from this estate means it shouldn't be built. Tilehurst is overpopulated already. The roads are unable to cope as it is. The comic 1 car per house rule Blue Living is proposing is ridiculous. Blue Living has no track record.”

Proposed Pincents Hill Development – Local Residents’ Survey Results

“We must protect existing settlement boundaries. Traffic is unacceptable at the moment, it will only get worse!”

“We do not want this development ever.”

“If West Berkshire have to build 10,500 let them build around Newbury, not tack it onto the end of Reading. 99% of the time they are totally disinterested in us Tilehurst based West Berks residents, providing us with few services and ignoring our issues and concerns but now they are interested in our area. There's plenty of space around Thatcham and Newbury.”

“There must be a political will to solve the housing crisis in a different way. Why have I had to live for the past 15 years with derelict retail buildings on my doorstep, and continue to see the green/brown fields disappear under unused office space?”

“A further drain on water supplies with concerns over global warming, hosepipe bans etc, why do we need so many new homes? Does it reflect that immigration is out of control? In the light of the economic downturn the development could be halted and the incomplete site could become a target of vandalism.”

“Increased youth vandalism, anti-socialism, noise, etc, at and around the community area in Holm Croft.”

“Everyone and everything is against this development and the community needs to be listened to not the greedy developers.”

“We already have enough housing estates; in fact we are surrounded by them! In Reading not just Tilehurst, there are too many cars, not enough schools and amenities, plus our small areas of greenery are fast disappearing beneath bricks and concrete. It must be a categorical NO! to any further large scale development.”

“There is not the space for what they want to build. With building on that land there is a very strong possibility for flooding in the recreation ground, Sainsbury’s car park and the office car parks.”

“Record of subsidence in Pincents Hill - underground springs. Visible impact. Not the most suitable site for development. Rather they in filled an existing development.”

“We are sick to death of being told what to do, what to say, what to eat, etc, etc, etc, etc by Gordon Brown. We are now a Dictatorship, not a democracy like we used to be.”

“In present economic circumstances, all projections for future growth in the UK economy, and especially projections for provision of so much additional housing in central south-eastern England, should be revised sharply downwards. Shrinkage is quite likely. Growth rates based on boom years are not infinitely sustainable. Why Calcot? Why not Newbury? And who says so anyway? When did we elect these targets?”

“Develop Pincents Hill empty units if you have to develop anywhere. Push for the empty offices to be turned into apartments.”

“Noise, during and after construction. Devaluation of existing properties (probably without compensation) pollution, during and after construction. Massive danger to children and others if Pincents Lane opens to traffic to become a rat run or worse. Littleheath road has 3 schools.”

“We do not want them to build such a vast amount of homes near this area! It has to be stopped. The whole area is already saturated with population, small developments of say 50 homes in country area may work but this proposal is ludicrous.”

“The essential point is that no development should go ahead on this site. Blue Living have mounted quite a sophisticated PR campaign to try to make their plans more palatable but what is eventually built whether by them or another developer could be very different. The only effective protection for this site is to preserve the settlement boundary with cross party support.

Not enough is done to ensure new building developments do not impact on existing homes i.e. flooding etc. The developers should be made to guarantee the insurance of these new homes against flooding etc. All too often a company is set up to build then disappears once building is completed.”



**Proposed Pincents Hill Development – Local Residents’ Survey Results**

■ ■ ■ ■

“I’ve not heard one person who says they are happy with this development. What does that tell you?”

■ ■ ■ ■

“For me to look out of my window and see green is lovely, I even see roe deer and many wild life. My dog and many more know their way around the fields. The crime at this moment is high. The traffic is bad; I can’t even come out after dark as I’m scared. To have more houses on this lovely space, will bring more crime, and more traffic to get doctors appointments is really hard even today, what will it be like after the development? In the past 14 and half years my son has had 3 cars stolen whilst visiting me.”

■ ■ ■ ■

“Why are we at the 'Reading' end of West Berks being bombarded with every major housing project? We are already fighting the 7,500 home developments off the M4 from Green Park. There is no requirement for all these extra home especially in the economic climate as they will not benefit locals or first time buyers.”

■ ■ ■ ■

“Like all major house builders they are not interested in the local people or their views they don't live on the estates they build (ghettos of the future). They do the minimum required by the planners to get there developments passed. Then throw up a load of houses take the money and are gone.”

■ ■ ■ ■

“Tilehurst is built up enough!”

■ ■ ■ ■

“I am enraged about this proposed build. I have already written to West Berkshire Planning Officer.”

■ ■ ■ ■

“What percentage of social housing would there be? I lived on the Beansheaf estate 1988-95 and during this time social housing was introduced along the Bath Road. Crime increased and this was the main reason I moved to Tilehurst.”

■ ■ ■ ■

“Blue Living is not simply looking at this land with a view to buying for development. They have actually bought this land. Therefore I feel that unless some special status is given to the land the development will go ahead.”

■ ■ ■ ■

“Once they start they won't stop. Then it will be Sulham.”

■ ■ ■ ■

“Tilehurst and Calcot have already been overdeveloped.”

■ ■ ■ ■

“Living on the end of Starling Drive, I have suffered vandalism in the form of a smashed window twice! I believe this development would stop this - the police couldn't! I found Blue Living very accommodating and understanding in taking on board my concerns, i.e. not building too close to my boundary, also building like for like on the boundary (i.e. detached houses on the boundaries of detached houses) to help deter a drop in value of the 8 houses at the bottom of our road. It seems they are being very green in keeping green corridors. As long as they build what they have promised I believe it will enhance the area, which is quite frankly 'run down'”

■ ■ ■ ■

“If the Government have no idea of migrants in the UK how can they say 10,500 new homes are due for West Berks? The council have a cavalier attitude to this area.”

■ ■ ■ ■

“No settlement boundary green areas should be altered. If this development is allowed to proceed it will alter the whole Tilehurst area, particularly Turnham’s Farm. It will devalue houses vastly increase traffic and burden schools that are already at breaking point. This planned urban sprawl takes no account of the effects on existing residents, all of whom are against this disgraceful development. The Blue Living team live on another planet.”

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