



HOUSE OF COMMONS  
LONDON SW1A 0AA



June 2014

Dear Local Resident,

**MP's UPDATE: Pincents Hill under threat again from developers**

Between 2008 and 2011, together with local residents and the brilliant Save Calcot Action Group ably led by Joan Lawrie, I worked to save Pincents Hill from a development of 750 homes and various commercial units. Thankfully we were successful and in 2011 Eric Pickles, the Secretary of State, dismissed developer Blue Living's appeal.

However the developers are now back and we may, in due course, have another planning application to fight.

Like every local planning authority West Berkshire Council is required by law to produce a Housing Site Allocations Development Plan Document (DPD), which includes a list of sites for possible development up to the year 2026. This process is currently on-going.

Any landowner can propose any site for development and the local council is legally obliged to consider it. Agents acting for the owners of the land at Pincents Hill are proposing Pincents Hill for inclusion in the DPD and have now suggested that the site could take between 225 and 300 homes.

However, you will be pleased to know that the Save Calcot/Pincents Hill Action Group (SCAG) has made a detailed submission on behalf of local residents, listing a number of technical planning reasons, to try and exclude Pincents Hill as a potential developable site from the draft DPD. Please see [www.savepincentshill.co.uk](http://www.savepincentshill.co.uk) for a copy of the letter submitted by SCAG.

It is worth noting that even if, on technical grounds, Pincents Hill is included in the draft DPD as a preferred site for development, there will be an opportunity for the public to object to this as part of a formal public consultation, which is anticipated to be published in late July and I will keep you updated about this.

Of course, as we know from fighting the developers over Pincents Hill last time, developers can submit a planning application on a piece of land at any time, whether it is part of an area's DPD or not and we need to remain vigilant to this.

*I am keen to continue to represent local views on this issue and with this in mind, I would be grateful if you would please complete the enclosed questionnaire about Pincents Hill and return to me in the **FREEPOST** envelope provided.*

I hope that you find this information helpful and do feel free to contact me for assistance on this or any other issue.

Yours sincerely,

Alok Sharma MP