

PINCENTS HILL APPEAL UPDATE

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Blue Living, part of the Beyond Green Group (www.beyondgreen.co.uk), recently submitted an appeal against the refusal of its planning application for Pincents Hill. Our belief remains that Pincents Hill is a sound location for development and that it would make a significant contribution to meeting the chronic housing need in West Berkshire and the Reading area by providing 750 new homes including 35% affordable homes.

As an integrated part of the area, Pincents Hill would also help to improve the quality of community facilities for people living nearby. Here, we highlight a few details of our planning application that you may not know about. We would be pleased to provide more information and answer any questions you may have, please email pincentshill@blueliving.co.uk.

INVESTMENT IN COMMUNITY FACILITIES

- **A new primary school and nursery/crèche**, as well as investment in existing secondary schools.
- **New healthcare facilities** incorporating a GP's surgery, a dental surgery and space for complementary medicine.
- **A library and children's library** - this was strongly supported at our consultation meetings.

NEW ACCESSIBLE GREEN SPACE

The Pincents Hill site is currently private land with two public footpaths across it. We will improve access to open space by providing:

- **New access to over 8 hectares of countryside** to the north of Pincents Lane in the AONB, including allotments, a number of new walking routes and places for people to watch wildlife.
- **A new public park and green corridor** linking Harefield, Withy and Oliver's Copses via a newly planted woodland, a village square and play areas.
- **Enriched biodiversity** through the incorporation of a variety of green spaces and the establishment of habitat areas – proposals which have been agreed by both Natural England and the Environment Agency.



beyond green sustainable communities, lifestyles and developments

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A SENSIBLE TRANSPORT PLAN

- **New public transport** serving Pincents Hill and the areas nearby including buses into Reading and Theale, a car club and measures to make walking and cycling the easiest and preferred way of getting around the local area.
- **Investment in highways** to address the impact that Pincents Hill will have on the road network. A range of road improvements are being agreed with the Highways Agency and West Berkshire Council.

BUSINESS & EMPLOYMENT

- **Over a hundred new jobs** will be created by Pincents Hill, including construction jobs and other jobs created associated with new shops, services and offices on the site.
- **Opportunities for small businesses and shops** through the provision of a range of retail and commercial spaces including flexible office space for microbusinesses and home workers.

A LOW-IMPACT DEVELOPMENT

- **On-site renewable energy** plus energy-efficient homes and workplaces will reduce the climate change impact of Pincents Hill by 60% compared to standard developments.
- **A very low carbon footprint** for residents of Pincents Hill compared to any existing development in West Berkshire and among the lowest of any new scheme in the country.
- **A management company** for the development and the shared services within it, managing and providing advice to residents on use of on-site energy, and managing the car club, parks and public spaces, allotments and the community farm.

