

PLANNING REF : 250785
PROPERTY ADDRESS : 2 Anderson Crescent
: Arborfield
: RG2 9PB
SUBMITTED BY : Mr Jonny Vaughan
DATE SUBMITTED : 29/04/2025

COMMENTS:

I object to this planning application, which proposes further equestrian development in our rural locality. My objections are outlined below:

1. Cumulative Impact on Rural Character

The proposed development contributes to the incremental urbanisation of our countryside, which is contrary to the objectives of the Wokingham Borough Local Plan Update 2023-2040. The Local Plan emphasises the preservation of rural character and the prevention of inappropriate development in designated countryside areas. The cumulative effect of successive equestrian developments erodes the intrinsic character and beauty of the countryside, as recognised in the National Planning Policy Framework (NPPF). ?

2. Inconsistency with Previous Planning Decisions

A similar application was previously refused on grounds that remain pertinent. The reasons for refusal included concerns about the scale of development and its incompatibility with the surrounding rural environment. These concerns have not been adequately addressed in the current application, and approving it would set an unwelcome precedent.

3. Environmental and Ecological Concerns

The intensification of equestrian use can lead to overgrazing, soil compaction, and nutrient runoff, which negatively impact local biodiversity. The proposed development lacks a comprehensive ecological assessment to mitigate these potential harms, conflicting with policies aimed at protecting and enhancing the natural environment. ?

4. Traffic and Highway Safety

Increased equestrian activity often results in higher volumes of horsebox and service vehicle traffic on rural roads not designed for such use. This raises concerns about highway safety and the adequacy of existing infrastructure to support additional traffic, contrary to policies that prioritise safe and sustainable transport.

5. Lack of Demonstrated Need

The application does not provide sufficient evidence of unmet demand for additional equestrian facilities in the area. Without a clear justification, the development appears speculative and unnecessary, failing to meet the criteria for sustainable development.

The proposed development poses significant risks to the rural character, environmental quality, and infrastructure of the area. I urge the council to consider these factors and reject the application in line with established planning policies and previous decisions.