

Planning in principle for phased application for up to 4 serviced plots/dwellings

Planning statement

This statement is submitted in support of a phased application for up to 4 serviced plots. This application is submitted after a recent refusal for up to 6 serviced plots on similar sized red line area, but the following variations have been submitted in response to the recent refusal.

The site area which was highlighted on the indicative plan as plots 1 and 2 has been reduced in size and now only offers land for the access road.

The previous planning in principle was for up to 6 serviced plots , whereas this application seeks only up to 4 serviced plots/Dwellings.

To enable these plots to be available for custom build purposes, the planning in principle application remains a phased application, so that if this application is approved technical detailed applications can come forward individually, so as to not impact the potentially CIL disqualification regarding CIL self-build exemption

The submitted indicative plan highlights that the 4 proposed serviced plots/dwellings will be to the south of the site and will share a boundary with recently approved scheme for up to 9 dwellings under application 250407.

As this is a planning in principle application all technical assessments will come forward in a stage 2 technical application, so at the moment, design, layout, highways, ecology, landscaping and SUDS is not up for consideration on this application.

At this moment Wokingham Council is unable to provide a 5 year supply of housing and as a result there is a presumption in favour of sustainable development.