

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/X0360/W/25/3371069

DETAILS OF THE CASE

Appeal Reference APP/X0360/W/25/3371069

Appeal By DANDARA SOUTHERN LTD & ELSTREE LAND LTD

Site Address
Land North of Reading Road
Arborfield
RG2 9HN
Grid Ref Easting: 475452
Grid Ref Northing: 167524

SENDER DETAILS

Name MRS RUTH ANDERSON

Address
Leander House Reading Road
Arborfield
READING
RG2 9HP

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

My original objections, given in full at the time of the original planning application, remain. This site, without major improvements to the basic utilities infrastructure, is unsuitable for a development of this scale. Electricity, water and sewage services are unreliable (prone to regular outages), at capacity and in need urgent modernisation (of which Thames Water is unable currently to invest in due to its current financial situation). There is also very limited internet signal in this area as the area is described as "too rural" by the companies. There is no street lighting in this immediate area and the footpaths, although present, are narrow, uneven and in a poor state of repair. There will be a heavy reliance of car usage by the occupants of this proposed development in an area which is already struggling with congested roads. The fields of the proposed for development are flooded for a large proportion of the year and the developers has not really addressed what will happen to this water when the area has been developed.