

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 MISS KAREN FOWLER

Address
Hyways Reading Road
Arborfield
READING
RG2 9HN

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

1. Flooding

The land is always boggy so there is need for a sustainable drainage system for any use of this land to avoid an increase in flood risk on and off the site, in line with local and national policy. Please re-check soil type as it is claimed it is soil type 2 and I have been informed it is soil type 4.

2. Over Development

Up to 111 new homes on this site is far too high for the area and the site itself, therefore there should be a detailed discussion on the amount of homes that this site could accommodate.

3. Impact on incumbent residents

There must be mitigation to reduce any impact to incumbent residents, by means of significant buffer zones which border existing gardens, new housing not overlooking the existing properties, and consideration given to any increase in light and noise.

4. Road Safety

Reading Road is not safe. An increase of traffic and new access junctions will raise the risk of serious road accidents. Reading Road is a fast road and since the introduction of the 'calming' system, numerous accidents have occurred. Serious discussion is required to avoid an increase in accidents.

5. Wildlife

A whole variety of established wildlife thrives on the site, including birds of prey, owls, bats, deer, foxes, wetland fowl, land nesting birds and the like. This existing established environment must be kept and protected as a fundamental priority.

6. Sewage

Public: Information that can be seen and used by everyone inside and outside the Council.

There is one small pumping station so there is insufficient infrastructure to deal with any additional housing.

7. Trees

This is a beautiful area with a wide variety of established trees including oak, beech and birch.

8. Green Areas

There must be consideration towards the location of the proposed green areas to act as additional buffer zones in order to lower the impact on the incumbent residents. This is a rural area so any development should be surrounded by green areas and trees, rather than creating an urban development out of character for this area.

I trust that these very important comments will be accepted.