

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 MICHALA JARVIS

Address
Orchard Cottage Church Lane
Arborfield
READING
RG2 9JA

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

I object to this development on the basis of a number of issues - traffic, flooding, and out of character with surroundings and loss of green space. Also this application cannot be viewed in isolation to others in the area, (proposed Lodden Garden Village) which would have the cumulative effect of a losing the separate identity of the villages of Arborfield and Shinfield. With regard to traffic there have been recently installed traffic calming measures on the main access road where access to the site is proposed to reduce traffic on the route. A development of the proposed size will greatly increase the number of cars on this and other local roads, contrary to the purpose of the traffic calming. The site often floods and has standing water and development of this land is at risk and also likely to increase risk of flooding on existing residences and roads. Finally the proposed development is out of character with its surroundings in its density (number of dwellings) and character (proposed 3 storey dwellings). This development will also increase the urbanisation of an area which is semi rural, and lacks infrastructure and amenities within feasible walking distance, and without sufficient public transport infrastructure will increase the traffic on local routes.