

PLANNING REF : 242484  
PROPERTY ADDRESS : Ivydeane Villa  
: 17 Arborfield Road, Reading  
: RG2 9DY  
SUBMITTED BY : Dr Robert John Thompson  
DATE SUBMITTED : 16/05/2025

COMMENTS:

I wish to object in the strongest possible terms to the proposed development [insert site reference or address if known], on the following planning grounds:

---

1. Strategic Access and the Character of Arborfield Road

The proposed development would irreversibly alter the character of Arborfield Road, a historic part of Shinfield dating from the early 20th century. The existing mature hedge along the northern side of Arborfield Road is a vital part of this streetscape and should be retained to preserve its rural and historic character.

The current proposal includes access from Arborfield Road, which is inappropriate. Access should instead be provided exclusively from the Eastern Relief Road or, if absolutely necessary, Shepherds Lane to the north with the latter having been explicitly designed as a non-through road. Opening Shepherds Lane or Arborfield Road to through traffic contradicts the intention behind the significant public investment in the Eastern Relief Road and risks creating a rat-run through residential streets.

---

2. Landscape Sensitivity and Precedent from Appeal Decision

APP/X0360/W/19/3238203

The proposed development site lies immediately south of the approved "Land South of Cutbush Lane" development (application 181499), which was granted on appeal. In that appeal, the Inspector explicitly stated:

"The land to the south of the development and the play area would lead to development encroaching into the northern section of the open field to the south of the proposed housing. This specific area of the local landscape has a greater sensitivity to change than the land to the north of the hedge." (Appeal Decision, Paragraph 56)  
The current proposal falls within the very area identified as having greater sensitivity to change, and development here would directly contradict the findings of the appeal Inspector and result in unacceptable landscape harm.

---

3. Incomplete and Unsafe Delivery of Obligations in Application

181499

The applicants Bellway Homes and the University of Reading have not fully complied with the obligations from their previous planning permission for application 181499. Specifically:

The footpath connection from the site to Arborfield Road, referenced in Paragraph 57 of the appeal decision, remains incomplete and unopened.

The play area delivered as part of the 181499 development fails to meet policy-compliant standards. The toddler section is fenced only

with a wire rope barrier that is poorly visible, fails to contain children, allows dogs to enter and foul the space, and provides no sense of security for children or carers.

These issues highlight a concerning disregard for safety, amenity, and planning conditions. Until these obligations are fully discharged and the local authority (Wokingham Borough Council) has adopted the infrastructure, no further applications from these parties should be considered.

---

#### 4. Drainage and Flood Risk Concerns

The southern edge of the proposed development site includes a ditch that currently carries significant surface runoff during heavy rainfall. There is no indication in the application of how this drainage function is to be retained or replaced. Its removal would create an elevated flood risk to neighbouring land, particularly to the south and southeast.

This is especially troubling given that adjacent areas such as Oatlands Road are unadopted and lack standard surface water infrastructure.

Increased development on permeable greenfield land without compensatory drainage directly contradicts the principles of sustainable development and climate adaptation. As the UK Climate Projections 2018 (UKCP18) warn:

"Despite overall summer drying trends in the future, new data from UKCP Local (2.2km) suggests future increases in the intensity of heavy summer rainfall events... This will impact the frequency and severity of surface water flooding, particularly in urban areas."

Urbanising this sensitive site while removing natural drainage is a double threat in the face of climate change.

---

#### 5. SANG Charges and Existing Allocation

The proposal refers to SANG (Suitable Alternative Natural Greenspace) contributions. It is essential to note that SANG charges must only apply to new SANG provision. Existing SANG has already been fully funded and allocated under previous permissions. Double-charging or over-allocation would be a breach of the terms under which SANG was approved.

---

#### 6. Applicant Suitability

The continued failure by Bellway Homes and the University of Reading to meet their obligations from previous applications, including a lack of safe play space and unresolved highways/adoption issues, reflects poorly on their suitability as developers in this sensitive area.

These actions show disregard for the community both existing and new residents as well as the environment and local planning policies.

---

#### Conclusion

This proposal conflicts with the local character, fails to respect previous planning appeal findings, undermines infrastructure intentions, increases flood risk, and comes from applicants with a track record of non-compliance. For these reasons, I urge the Council to refuse this application in full.