

From: Policy and Plans <PolicyandPlans@wokingham.gov.uk>

Sent: 05 February 2025 09:16

To: Mark Croucher <Mark.Croucher@wokingham.gov.uk>

Subject: RE: 243099 - Outline application for the proposed erection of up to 111 no. dwellings with associated works, parking, landscaping, publicly accessible open space and access from Reading Road. (All matters reserved except for means of access.)

Dear Mark,

Thank you for your email regarding application 243099. The development is contrary to the council's current development plan and the spatial strategy that directs growth towards settlements, including SDLs, as set out in CP9. This site is distant and detached from an identified settlement, and does not meet any of the exceptions in CP11.

It is noted that the application site comprises three of the sites that were promoted to the council for future development (5AR001, 5AR003 and 5AR005). These sites were assessed for their development potential in the HELAA and were removed at stage 2a due to the fact they are detached from the settlement and do not meet the exception criteria (the HELAA is available here: [Evidence studies](#)). The sites were therefore not proposed for allocation at any stage of local plan preparation.

The proposed Loddon Valley Garden Village site allocation is located to the north-west of the application site, north of Church Lane which forms the boundary of the site. However, given the distances involved and the presence of large detached properties set within substantial private plots that front Church Lane directly to the west and the north, it is not considered that development along this part of Reading Road would provide a logical visual or spatial extension to the LVGV development. The application site is proposed to remain in the countryside in the emerging local plan.

It should be noted that the emerging Local Plan Update carries only limited weight at this stage.

Kind regards,

Planning Policy Team

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