

PLANNING REF : 223455
PROPERTY ADDRESS : PO Box 8250
: Reading
: RG6 9SZ
SUBMITTED BY : Twyford Parish Council
DATE SUBMITTED : 07/12/2022

COMMENTS:

Twyford Parish Council would like to object to this outline planning application. The application is premature and if approved would deny residents of Twyford their democratic right to participate fully in the development of the next Wokingham Local Plan & Twyford Neighbourhood Plan by presupposing its outcome.

The arguments to establish a principle of development presuppose the shape and form of the emerging draft local plan. It presupposes that the 5-year supply of land situation will change and that the village developed envelope will have to change to afford sustainable development. In neither case has evidence been submitted to show that this is the case or that development needs to take place in contravention of the existing local plan. As such it takes no account of the impact of any extension of the village envelope on local services and infrastructure in the wider sense.

In terms of access, which is not a reserved matter, we object to this application as the impact on both traffic on the A4 & other local roads and through the centre of Twyford have not been fully considered and should be assessed properly through the emerging local plan process. Again, this robs residents of Twyford the right to participate fully in the local plan development process and strips us of the protection of the existing local plan.

We do not wish to comment on reserved matters at this time as they do not provide any material evidence for determining this application and could change at any time if an approval was given.