

PLANNING REF : 250407
PROPERTY ADDRESS : Katrin.Harding@wokingham.gov.uk
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SUBMITTED BY : Councillor Katrin Harding
DATE SUBMITTED : 20/03/2025

COMMENTS:

In the event that this application is recommended for approval I would like it reported to Planning Committee for the following reasons:

- The application is in designated countryside and in breach of CP11. The plans introduce a new line of development in this important buffer between the settlements of Charvil and Woodley.
- The application does not comply with CP3 - in particular the proposed density of development is multiples of that of the surrounding area, and even
- Travel from the site, by proxy of existing Waingels Road residents, will be dominated by private car use - in conflict with CP6. The proposed access road meets Waingels Road near a bend. Insufficient detail is presented to make the case that this is acceptable, while observations suggest it is unsafe.
- The site is immediately adjacent to Ashenbury Lake which supports breeding bird species and very nearby to Norris's Copse - a recently re-listed Local Wildlife Site and bird sanctuary.
- Existing Waingels Road properties are on septic tanks and despite recent Thames Water works are not connected to the mains sewage system. This exacerbates potential environmental damage from the proposed development.

I also note that the application falls just below the threshold to automatically be put before the Planning Committee at 9 houses. The site was submitted to the call for sites for the Local Plan in 2019 with a proposal for 17 houses, and neighbouring residents report having been approached with an offer to sell parts of their gardens and increase the size of the site. This indicates a larger development is being considered. The reasons for rejecting the site from the draft Local Plan Update still stand.