

PLANNING REF : 243188
PROPERTY ADDRESS : Spring Copse
: Julkes Lane Julkes Lane, Arborfield, Berkshire
: RG29JJ
SUBMITTED BY : Mr Michael Heard
DATE SUBMITTED : 12/01/2025

COMMENTS:

E I A Scoping report 19.12.2024-Response

- This E I A scoping document is premature given that the regulation 19 Local Plan submission has yet to be determined by the Planning Inspector. It feels like U of R, Gleesons Land, Hatch Farm Ltd and Wokingham Borough Council (WBC) are pre judging the outcome. - The timescale for consultation is too short (19.12.2024-14.01.2025) and it is notable that it was submitted over the Christmas period when peoples focus was elsewhere.
- There are sections of the document that are redacted and therefore the document is incomplete.
- Construction hours are too long and need to be reduced,
- By its nature the document only considers no build or building on the site. WBC should be looking at wider considerations including other sites.
- Maps are unclear.
- Have no confidence that the Environment agency data is accurate and fit for purpose and you can extend this to WBC who rely on this data when they make decisions. Desk top surveys are unreliable and you should discuss actual experience with the people who live in the area. No evidence that this has ever happened.
- The Arborfield and Barkham Neighbourhood plan is approved by the Planning Inspector and should be taken into account when planning but there is a distinct lack of mention of this document in the ' Planning Policy Context'.
- WBC landscape character assessment is flawed because they failed to properly consult even though they agreed to do so. This particularly true in relation to the Carters Hill area.
- Sewer Asset plans are being ignored in all documents related to the Land Plan update and this document related to Hall farm. We know that the Sewage capacity is already exceeded in the area, The cost of new facilities needs to be factored into the cost benefit analysis. - Very concerned that Mole Road will be affected by Construction, Operation and Traffic. This road is already above capacity and existing approved developments are not yet complete. Evidenced during recent rains with road closures causing traffic chaos.
- Mole road not mentioned as a road for scoping in the transport section and should be included.
- The hedgerow mapping is not accurate.