

PLANNING REF : 260353
PROPERTY ADDRESS : Wren House
: Rosevale Drive, Reading, Berkshire
: RG10 0DQ
SUBMITTED BY : Ms Gitte Ganderup
DATE SUBMITTED : 25/02/2026

COMMENTS:

I object to the application for the following reasons:

1. Flood risk

The Environment Agency's updated surface water mapping (March 2025) shows increased risk of flooding on the site. For example, the downstream ditch system along Hogmoor Lane overflows regularly, flooding the road. The applicant is providing no evidence but just dismisses any increased risk of flooding from the development. And the Site's area has been reduced to under 1 hectare by excluding the attenuation basin and flood mitigation measures from its Red Lines (presumably for the specific purpose of meeting the PiP Application threshold). Bearing in mind that climate change seem likely to increase the volume of rain in the future (the rainfall in January/February of 2026 being a good example) this development is likely to make the flooding situation even worse in the area - approval for development ought not be granted in areas of known flood risk

2. Harm to the setting

The Broadwater Lane Site was not considered a suitable allocation for development in the emerging Wokingham Local Development Plan in

2024. Furthermore, a Planning Application for 9 dwellings (240583) was refused and a subsequent Appeal was dismissed as recently as October 2025. This new proposal includes that section of the Site where the Inspector found that development would have most impact on the

setting and significance of the nearby Grade II Listed buildings - the applicant admits that their plan harms two Grade II listed buildings, contrary to the National Planning Policy Framework (NPPF).

3. Change of Land Use.

Over time, there has been considerable pressure for development on this Site, which has always been refused and the land has remained in agricultural use. This Application proposes to change a large section of the field into residential development. It is well recognised that granting Permission in Principle to develop part of a subdivided large field can make further incremental applications difficult to resist

and can eventually result in the development of the entire field - given the enduring flooding issues, the strain on limited local services and the lack of suitable sustainable transport this would make 'opening the flood gates' for development of this Site (no pun intended) entirely inappropriate