

PLANNING REF : 250733
PROPERTY ADDRESS : 2 Anderson Crescent
: Arborfield
: RG2 9PB
SUBMITTED BY : Jonny Vaughan
DATE SUBMITTED : 19/04/2025

COMMENTS:

I object to this planning application based on the following points:

1. Non-Compliance with the Local Plan Update 2023-2040: The proposed development site is not allocated for residential development in the Wokingham Borough Local Plan Update 2023-2040. The Local Plan outlines a clear spatial strategy for sustainable growth, focusing on designated areas such as the Loddon Valley Garden Village. Allowing development outside these areas undermines the plan-led approach mandated by the National Planning Policy Framework (NPPF).

2. Premature Development Ahead of Plan Adoption: The application is premature, given that the Local Plan Update has not yet been adopted. Approving this application could prejudice the outcome of the plan-making process by predetermining decisions about the scale and location of new development. Such an approach conflicts with Paragraph 49 of the NPPF, which advises against approving applications that are premature in relation to emerging plans.

3. Inadequate Infrastructure and Service Provision: The proposed development does not align with the infrastructure delivery strategy set out in the Local Plan. There is insufficient evidence to demonstrate that the necessary infrastructure such as transport links, schools, healthcare facilities, and utilities can be provided in a timely and sustainable manner. This raises concerns about the development's impact on existing services and the quality of life for both new and existing residents.

4. Environmental and Landscape Impact: The site is currently in agricultural use and contributes to the rural character and landscape of the area. The proposed development would result in the loss of open countryside and could have adverse effects on local biodiversity and the visual amenity of the area. The application does not propose sufficient mitigation measures.

5. Insufficient Justification for SANG Provision: While the application includes a Suitable Alternative Natural Greenspace (SANG), there is inadequate information on how this SANG will effectively mitigate the impact of the development on the Thames Basin Heaths Special Protection Area. The effectiveness, accessibility, and long-term management of the proposed SANG require further scrutiny to ensure compliance with the Habitats Regulations.

6. Lack of Community Engagement: There is limited evidence of meaningful engagement with the local community regarding this application. Effective community consultation is a cornerstone of the planning process, ensuring that developments reflect local needs and priorities. The absence of such engagement undermines the

legitimacy of the proposal.

In light of the above points, the proposed development at Ducks Nest Farm is inconsistent with both local and national planning policies. It is premature, lacks adequate infrastructure planning, poses environmental risks, and fails to demonstrate sufficient community engagement. Therefore, I respectfully request that Wokingham Borough Council refuses this planning application.