

PLANNING REF : 242653
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SUBMITTED BY : Councillor Adrian Betteridge
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COMMENTS:

Applications 242653 and 242696 are implicitly linked and the first part of my response relates to both applications accordingly.

Application 242653 for 48 additional dwellings will increase the total number of new dwellings in the Arborfield Garrison SDL and thus the pressure on roads, facilities and other infrastructure. Given the dependency between developer funded sports facilities I assume that the per-dwelling contribution to general facilities will be lower. Whilst 48 dwellings may seem insignificant compared to the overall development scale, the additional pressure needs to be considered alongside that from the recent approval of

housing north of Langley Common Road and additional housing to the north of the SDL proposed in the Local Plan Update.

The Transport Statement identifies an additional 28 peak hour trips from the

development, based on 2021 pandemic census data. Some of these will inevitably be towards the closest major settlement and railway station of Wokingham, exacerbating existing congestion on Barkham Road. On the basis of the above issues my inclination would be to not support the proposal.

However, in this case there are mitigations compared to other emergent applications, and one significant benefit. The proposed development is within the existing SDL boundary and thus does not contribute to urban sprawl or closing of settlement boundaries. The loss of open space is proportionately small within the combined applications boundary. The associated sport and leisure facilities

appear to be of a good quality and their early delivery will be a genuine positive for the community given the challenges funding such facilities from the available council funding.

A primary factor in the community benefit from the linked applications is that the sport and leisure facilities are provided early. Appropriate conditions defining timing for completion should be included in the approval. If this is done, I support these applications