

PLANNING REF : 243099
PROPERTY ADDRESS : Ridgfield House
: Reading Road, Arborfield
: RG2 9HN
SUBMITTED BY : Mr Christopher Sewell
DATE SUBMITTED : 09/01/2025

COMMENTS:

With respect to the planning application noted above (243099) I object to this planning application.

The National Planning Policy Framework (NPPF) states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. This application fails to meet this on a number of standings:

Character

The proposed development adversely impacts upon the amenity of occupants of nearby houses on both Reading Road and Church Lane and would change the semi rural character of the area. The proposal of 111 houses is dense use of the land and use of up to 3 story properties is out of keeping with the existing properties within the area and would overlook properties. The current proposal includes development of houses North of Reading Road which would provide unobstructed line of sight into gardens as properties. Limited information has been provided as part of the application with respect to maintaining the privacy of existing properties with views across the proposed development as well as certainty over the planned property aspects and impacts.

The proposed development impacts negatively and does not seek to address any of the issues within the Sustainability Appraisal (SA) of the Wokingham Local Plan Update (LPU) dated Sep 24 being: Insufficient provision of Secondary school or early years education within the area

Oversubscription of GP surgery

Detriment of woodland and conservation areas with an abundance of wildlife including deer, bats, foxes, woodpeckers, jays, rabbits
Lack of employment within the local areas and reliance on own transport given the lack of public infrastructure locally.

Local Plan

This site is contrary to the principles set out within the Wokingham Borough Local Plan Update 2023-2040 and was discounted from the previous plan (2021) which stated the land is not suitable for development and no development should occur for at least 15 years. The recently approved local plan puts a significant importance on place shaping principles which as stated should protect and retain the permanent physical and visual sense of separation of settlements. With the likely development of Loddon Valley Garden Village which is

integral to the local plan this development would therefore provide no separation from Loddon Valley Garden village into Arborfield Cross on the North/North East side of the A327 and Reading Road and would therefore be contrary to Policy SS11 and SS13.

Traffic

The construction of Observer Way alongside the traffic calming measures was developed to alleviate the levels of traffic through Arborfield Cross whose road infrastructure is not sufficient to support high levels of traffic which is likely to increase as a result of the proposed development at Hall Farm and other large scale applications across Arborfield Cross and Arborfield Green and therefore this application would be contrary to the purpose of such works. The proposed access from Reading Road and it's proximity to the traffic calming measures are unsuitable and dangerous.

Flooding and water treatment

The existing land retains standing water after rainfall and therefore prevents additional flood risk to properties on Reading Road and Church Lane. Drainage channels are already full at times of high rainfall and the additional run off from the proposed development would only increase this issue.

In addition Arborfield's water treatment plant is already overloaded and untreated sewage is being pumped into Barkham Brook after heavy rainfall.

The submitted plans do not appear to address these issues sufficiently and are unrefined and need addressing as highlighted in a number of objections.