

PLANNING REF : 243229
PROPERTY ADDRESS : Katrin.Harding@wokingham.gov.uk
:
:
SUBMITTED BY : Councillor Katrin Harding
DATE SUBMITTED : 04/02/2025

COMMENTS:

While I recognise the need for new homes and the potential suitability of the site for housing, I have a number of concerns with the current proposal:

Parking and additional vehicles: Any under-provision of parking spaces will push more vehicles onto Victoria Road, which already struggles due to extensive on-street parking. The development will reduce parking space shown in use in Figure 04 of the DAS, and in particular contribute to reduced ease of access to the convenience store.

The DAS is inaccurate in section 4.5 regarding public transport options - the bus stop only has a very infrequent service (runs infrequently only on Wednesdays and Saturdays) and does not connect to Wargrave or Twyford stations. Alternatives are limited resulting in the current reliance of Wargrave residents on private cars.

Building sustainability: No mention has been made of inclusion of renewable energy generation, energy efficiency or use of heat pumps. It is not clear how the Future Homes Standard will be met, and disappointing that the policies in the evolving Local Plan Update have not been considered.

The density and height of the proposed development is higher than the surrounding properties so has the potential to be overpowering, particularly impacting neighbours on Victoria Road and Purfield Drive.