

**WYVOLS FIELD – RESUBMITTED OUTLINE APPLICATION FOR 65 DWELLINGS**

Richborough Estates has **resubmitted** its planning application for this site. There is no material difference in the detail proposals **BUT** the accompanying planning statement challenges WBCs reasons for refusal based primarily on a recent appeal decision granting permission on a site in Charvil (also in Wokingham Borough).

Put simply, the argument is that WBC has not identified sufficient housing land to enable it to meet its housing requirement over the next 5 years. In such circumstances, countryside and other local planning policies can be accorded much lower weight or even ignored. Currently Central Government has a policy that, all things being equal, there is a general presumption in favour of development.

The housing land supply issue is not something that residents or the Parish Council has any control over and hence this is something that only WBC has the necessary information, knowledge and expertise to defend. That being said, the views of local residents are very important within the planning process and this flyer outlines the opinions and areas of concern **held by the Parish Council**. You might want to incorporate these along with any other views you would like to express in a response to Wokingham Borough.

The Parish Council's response will concentrate on what planners call the "sustainability" aspects of the development, particularly highlighting those that differentiate this site from developments already allowed on appeal – Beech Hill Road, Stanbury House and now Park Lane in Charvil. Such factors as proximity to district centres, SDLs and areas of employment, fast reliable public transport links, planned infrastructure improvements and maintaining the character of the village are all important considerations.

The other significant reason for refusal which still applies is summarised in the following quote from the previous decision letter from Wokingham Borough:

"By virtue of the significant built form proposed and the resultant removal of an important green buffer and its failure to provide suitable permeable links with Swallowfield Village, the proposal would result in a substantial urbanising effect that fails to enhance the condition, character and features of the surrounding landscape and would be to the significant detriment to the special character and appearance of the site, the adjacent Green Route Enhancement Area, Swallowfield Village and the surrounding countryside contrary to Core Strategy Policies CP3 (General Principles for Development), CPI I (Proposals Outside Development Limits – Including Countryside) and MDD Policies CCO3 (Green Infrastructure, Trees and Landscaping) and TB21 (Landscape Character)."

In the Parish Council's opinion this new application does not adequately address the other grounds for refusal which include "loss of best and most versatile agricultural land contrary to Core Strategy Policy CPI (Presumption in Favour of Sustainable Development) and the NPPF and failure to provide adequate Public Open Space facilities contrary to Core Strategy Policy CPI (Sustainable Development) and CP3 (General Principles for Development) and MDD Policy TBO8 (Open Space, Sport and Recreational Facilities Standards for Residential Development)."

Your Parish Council is strongly opposed to the proposed development of Wyvols Field and believes that the character of Swallowfield Village would be changed permanently for the worse. If you share that view we would encourage as many people as possible to respond to this new planning application. **It is important to draw the distinction between this site and the others allowed on appeal. IT IS VERY IMPORTANT TO REMEMBER** that just because you wrote in to Wokingham Borough last time does **not** mean that your comments will be carried forward to this application. **As well as the above points, you should repeat your previous comments since this will be treated as a fresh application.**

**See overleaf for how to respond and a more detailed list of areas of concern**

## You should respond direct to WBC in one of the following ways:

- Email:** [planning.enquiries@wokingham.gov.uk](mailto:planning.enquiries@wokingham.gov.uk), copied to [Andrew.Chugg@wokingham.gov.uk](mailto:Andrew.Chugg@wokingham.gov.uk)
- Online form:** From the [www.wokingham.gov.uk](http://www.wokingham.gov.uk) home page follow the link to “Planning and building control”, then under the heading “Planning application” follow the link “Comment on planning application”
- Post:** Planning Department, Wokingham Borough Council, Shute End, Wokingham, Berkshire. RG40 1BN (FAO Andrew Chugg)

**Be sure to quote: Application number: 170705**  
**Site address: Wyvols Field, Swallowfield, RG7 1RT**

**Deadline for receipt of comments is 13<sup>th</sup> April 2017 but do it now!**

### Principle Objections of the Parish Council are:

1. Not sustainable
  - a. reliance on cars for almost everything
  - b. distance from supermarkets and retail centres
  - c. distance from meaningful centres of employment
  - d. distance from sports facilities – swimming pool, gym, sports hall
  - e. distance from schools and lack of school places locally.
2. The Beech Hill Road, Stanbury House and Charvil sites allowed on appeal are much closer to existing urban development and new development already in the Borough’s development plan. As such they are (or will be) better served by transport, road and local infrastructure improvements and are closer to essential amenities such as retail centres, schools and areas of employment necessary for a sustainable community. Charvil abuts the well-developed towns of Woodley and Twyford; and the Stanbury House and Beech Hill Road sites adjoin the South of the M4 Strategic Development Location with intense planned development happening nearby. This proposal will seriously disrupt the strategic and structure plans of the Borough.
3. In contrast, the Wyvols Field site is located in a rural area and is a very considerable distance away from any town centre and therefore many of the amenities essential to a sustainable existence. The nearest town centres are Lower Earley, Wokingham and Reading, all around 10km distant.
4. The Local Plan does not include any new housing or allow for additional population in this general area or the Parish as a whole. Consequently the infrastructure will not be forthcoming to support this and other developments in this rural area.
5. Urbanising effect –permanently destroying the valued character of the village
  - a. high housing and population density
  - b. abrupt transition from built form to countryside
  - c. incorporation of a major road (B3349) into settlement whereas settlement currently stands alone in open countryside
  - d. cul-de-sac development.
6. Negates the purpose of adjoining Bellway open space by enclosing it within development
  - a. as a wildlife haven bordering open countryside and a habitat for Great Crested Newts, etc.
  - b. as a way of softening the transition from built form to open countryside.
7. Outside settlement – policy is against residential development in open countryside especially on good quality agricultural land.
8. Flooding – adverse effect on surface and groundwater flows.
9. Unplanned but already permitted new developments yet to be completed will already put a strain on local infrastructure and must be taken into account. These include: The Willows (38 homes under construction); Riseley Business Park (conversion to around 80 apartments) and Land west of Odiham Road (application for 83 homes currently close to being determined by Hart District)
10. Highways – poor visibility of proposed junction for vehicles turning left off the Basingstoke Road into The Street.