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Working Together to Protect our Community

Proposed Croudace Development at Trowes Lane - response to appeal

Current Situation

As most of you will be aware from a recent, personal letter from WBC, Croudace Homes have registered an appeal against WBC's rejection of their planning application 230422 to build 81 homes on the land west of Trowes Lane and north of Charlton Lane. A deadline of 22nd April was given for further comments to be submitted to the planning inspectorate.

Although the grounds for this appeal are not yet known, we anticipate that it will be based on the shortfall of building land supply targets and housing delivery within Wokingham Borough. The need for affordable housing is also likely to feature. These are issues that only WBC can defend.

The principal reasons for WBC's rejection of application 230422 were sustainability and the implications for car usage. If possible, we should back up this argument with real data. Have you been affected by the need to transport 1 or more children, possibly to different schools, outside of the parish? Have your employment options been restricted because of inadequate public transport. If so, please share these stories with the inspectorate.

Please note: all comments previously submitted to WBC will be forwarded to the planning inspectorate. You should not resubmit your comments unless you want to withdraw, amend or add further information to them as suggested above.

Meanwhile, your council will be communicating with the inspectorate to confirm that our position remains unchanged and that we fully support WBC in their defence against this appeal. We will also supply them with a written transcript of our verbal statements to the WBC Planning Committee.

What happens next?

Following the submission of all the information, there will be a significant interval before the appeal will be heard. Exactly how long that will be is uncertain, at the moment the average interval between validation of an appeal and it coming to court is circa 40 weeks. How we approach that hearing, what additional support or resources we may need and how that will be funded is subject to further assessment. We will update you in due course.