

Planning Application 163547

Redevelopment of existing Reading Football Club training ground in Park Lane

Key documents to review are the Design and Access statement which is in three parts. Click on each part to access it.

24309 - Hogwood DAS rev E pt1.pdf

24309 - Hogwood DAS rev E pt2.pdf

24309 - Hogwood DAS rev E pt3.pdf

Residents of Barkham may consider that this site is remote from the main part of the parish, but It is essential that Wokingham Borough Council turn down this application, to avoid continued opportunistic development in the area. We all know that the current road system is grossly overstretched: the layout of this development will only serve to inflict yet more traffic on to the existing network. This adds insult to injury considering the long term road works affecting local roads which are likely to continue for the foreseeable future in view of the amount of development in the area.

The main planning arguments against this application include the following:

- The site is outside the settlement area and thus contrary to the Core Strategy adopted in 2010. Given that the Local Plan Update is in progress and the Neighbourhood Plan too, they should just wait, as is expected of everyone else.
- It is a dangerous precedent for development of other sites outside the settlement boundary. If Wokingham Borough Council give in on this, it is tantamount to scrapping the whole local plan process.
- To argue that it is just an extension of the Garrison development is lazy thinking - though it is physically next door, the road access (off Park Lane) will be entirely via roads in the locality that are already overstretched, including congestion hotspots such as the Barkham Street/Barkham Road junction, Barkham Road/Bearwood Road junction, Biggs Lane/Langley Common Road and California Crossroads.
- With access from Park Lane, the site is also remote in practical terms from many of the proposed facilities at the Garrison development.
- To argue against an application on the grounds of temporary traffic restrictions is not considered to be a valid planning argument. Many residents are already reaching boiling point about road closures: the latest works in Barkham Road were announced at very short notice and will last most of the year. It is a fair bet that other closures will occur in the same period on alternative roads, and this will continue for many years ahead as reckless overdevelopment will require further closures to install additional infrastructure, never mind emergency repairs and replacement of worn out pipe work. It seems that there are people in Shute End who are in denial about the impact of these problems.

Residents can send objections to Wokingham Borough Council using an online form which can be located using the following link:

<http://www.wokingham.gov.uk/planning/planning-applications/comment-on-planning-application/>

Alternatively email to

development.control@wokingham.gov.uk

In view of the sensitivity of this plan, it is suggested copy your message to the following key people.

Keith Baker (Leader of the Council) keith.baker@wokingham.gov.uk

Andy Couldrick (Chief Executive) andy.couldrick@wokingham.gov.uk

Mark Ashwell (Executive Member with responsibility for planning) Mark.Ashwell@wokingham.gov.uk

Wokingham Borough Council have not yet given a closing date for consultation but it is recommended to aim to get comments to them by 9 Feb 2017.