



Mr Alex Thwaites
Senior Planning Officer
Wokingham Borough Council
Civic Offices
Shute End
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July 12th 2016

Dear Alex

Comments on application reference number 161536, Biggs Lane land at Arborfield Garrison

Members of the planning sub-committee met to review and discuss the Parcel T planning application. While broadly in agreement with the proposed scheme the following comments were raised:

- The proposed bridleway/footpath to the east of the development where it meets Commonfield Lane. It is proposed that this PROW will link up with the existing PROW (FP46) which runs from Commonfield Lane to California Country Park. We were unclear from the documentation supplied just where the two join up. This should be clarified.
- Are there plans to include a Pegasus crossing at the agreed crossing point of Commonfield Lane and the PROW?
- Will the proposed plans to upgrade FP46 as part of the Greenways project coincide with the creation of the new bridleway created with Parcel T?
- The proposal talks about "Lifetime Homes," versatile designs that permit future changes to homes by owners as their requirements change. In this spirit, we feel that where garages are included, that such garages should be designed and constructed such that they can accommodate conversion to residential use in the future. i.e. walls with appropriate foundations.
- The proposal mentions solar panels are to be included with apartment blocks but not with other residential units. Why not?
- Bin stores are to be included for houses. These are designed to accommodate the current WBC "blue bag" waste scheme. Will the storage units be designed with sufficient size to accept the storage of up to 2 standard size wheelie bins, should WBC's policy change in the future? This is possible given that the other two partners in the RE3 Partnership both use wheelie bins and not blue bags for household waste disposal.

Yours sincerely
Gordon Veitch

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Planning Chair

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