

PLANNING REF : 201149
PROPERTY ADDRESS : Town Hall Market Place
: Wokingham
: RG40 1AS
SUBMITTED BY : The Wokingham Town Council P&T Committee
DATE SUBMITTED : 09/06/2020

COMMENTS:

The WTC P&T committee could not understand who would benefit from this and who it was aimed at as it seems travelling on existing bus service would be the same. It is not clear in the plans the expected use and projected numbers using it.

There doesn't seem to be a clear business case for the use of this land and it could be better used as a green space.

The local bus service should be improved instead.

Objections on the following;

CP3 General Principles for development

e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses.

CP2 Inclusive communities

b) Children, young people and families, including the coordination of services to meet their needs.

CP3 General Principles for development

c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.

d) Maintain or enhance the ability of the site to support fauna and flora including protected species.

g) Provide for a framework of open space in secure community use achieving at least 4.65 ha, 1,000 population provision together with recreational sporting facilities in addition to private amenity space.

CP7 Biodiversity

B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly.

CP1 ? Sustainable development

8) Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers.

CP9 ? Scale and location of development proposals

The scale of development proposals in Wokingham borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility.

CP10 Improvements to the Strategic Transport Network

Improvements to the Strategic Transport Network will be provided to ameliorate major environmental or safety problems and to support new development in partnership with other authorities.

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