



# PROPOSED RESIDENTIAL DEVELOPMENT OF LAND OFF LANGLEY COMMON ROAD, ARBORFIELD

Hourigan Planning is preparing an outline planning application (all matters reserved save for means of access) on behalf of Anwyll Land Limited for a residential development of up to 50 new homes, open space and associated works.

We are now undertaking consultation on the emerging draft proposals so that the local community has an opportunity to engage in the process prior to a formal planning application being submitted.

All comments received will be used to inform and refine the planning application before it is submitted to Wokingham Borough Council.



## THE DRAFT SCHEME

- Up to 50 dwellings (40% affordable) comprising a mix of dwellings.
- Trees and hedgerows to be retained and supplemented with new planting.
- Minimum 10% net gain for biodiversity to be delivered.
- Open space including a children's play area to be created.
- Existing public footpath retained on its current alignment and set within a green corridor.
- Sustainable Urban Drainage Systems to be utilised.
- Opportunities to provide a lower density of development fronting the open space in the north whilst providing for an effective transition to the countryside beyond the northern boundary.
- The scheme makes efficient use of land whilst respecting the character of the site and its surroundings.
- All new homes will be energy efficient, they will utilise renewable energy and each one will have an electric vehicle charging point.
- Mitigation financial contributions for local infrastructure (schools, healthcare etc) and recreational pressure on the Thames Basin Heaths Special Protection Area where deemed necessary.
- Job creation during the build and support for local businesses through new residents coming to the area.

## HOW TO COMMENT

**The consultation period will be open until 5pm 18<sup>th</sup> July 2023**

Further details of the proposals are available to view at [www.houriganplanning.com/consultations/](http://www.houriganplanning.com/consultations/)

Please submit comments by post or email:



Land off Langley Common Road Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester M2, 2JG.



[hello@houriganplanning.com](mailto:hello@houriganplanning.com) (using "Land off Langley Common Road Consultation" as the subject line).

**Please note: Comments received will be summarised on a topic basis in a Statement of Community Involvement which will be submitted with the planning application. No personal details will be made public. When the planning application has been submitted, the Council will notify surrounding residents as part of their own statutory consultation process. You will then have a further opportunity to submit comments on the proposals directly to the Council.**