

**EASTERN AREA PLANNING COMMITTEE
15TH JANUARY 2025
UPDATE REPORT**

Item No: (1) **Application No:** 24/01866/FUL **Page No.** 5 - 26

Site: Middle Wood, Hatch Lane, Chapel Row, Reading

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	<p>One additional objection received from a local resident who is speaking at Committee as well. Number of concerns raised. As below.</p> <p>As residents, we wholeheartedly support the need for homes to be built, particularly in light of the government commitment. However, we feel that the area being proposed is unsuitable for many reasons and that there are other more suitable options available. Middlewood is an area of environmental significance – sufficiently so for the previous application (and appeal) to be refused. There is normally a presumption against development outside of settlement boundaries – the justification for this dwelling is solely due to its link to the forestry business. Without updated financial plans for Timberheat Ltd, it is difficult to establish the future viability of the business and whether a permanent dwelling is justified. There is significant reason to doubt that the environmental mitigations proposed will be actioned, particularly during the development phase .If a dwelling must be built, given the potential environmental impact, it would be better if the property is located at the entrance to Middlewood adjacent to existing forestry cottages or James Wakelyn seeks to purchase a property in the area (as an example, there are currently affordable homes for sale in Paradise Way)</p>
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