



This latest outline application reduces the number of dwellings by 10 to 89. Whilst it was acknowledged that Sibly Hall is reaching the end of its useful life, and that some residential development is likely to take place there, it was felt that such development should be confined to the 'brownfield' element of the site only. It was considered that these latest proposals still represented an over-development of the site and that the density was higher than established surrounding developments, which would lead to a cramped appearance and some of the new dwellings on the site having sub-standard levels of amenity space.

Councillors were also concerned about the potential to increase flooding, the detrimental impact the development would have on Redhatch Copse, which is registered ancient woodland, and the considerable impact that the resulting increase in traffic would have on nearby roads.

A resident present at the meeting expressed the view that the application was in breach of the recently introduced Localism Act 2011, as insufficient consultation had taken place on the latest proposals. These concerns were communicated to the Borough Council, together with a comment relating to the mis-spelling of the application title on the Wokingham Borough Council website which had made it difficult for some residents to view the application details.

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