

PLANNING REF : 251458
PROPERTY ADDRESS : 5 Jardine Meado Spencers Wood
: Reading, Berkshire
: RG7 1YP
SUBMITTED BY : Mr David Lawless
DATE SUBMITTED : 27/07/2025

COMMENTS:

I wish to formally object to the Planning Application for the development of 2 4 bedroom properties in Jardine Meadows on the following grounds:

Biodiversity - The site was previously the subject of a planning application (App 233039) which was refused by Wokingham Borough Council in February 2024. In June 2023, prior to the previous planning application being submitted, the land owner had already pulled down a large number of well established trees and vegetation. The refusal commented "By virtue of the proposal requiring the removal of existing trees, most of which has already occurred and insufficient replanting and landscaping, the proposal would result in significant harm to the character of the surrounding landscape and would thereby fails to retain or enhance existing green infrastructure". The "21 05 25 Planning Statement Jardine Mead" documented submitted as part of the current application appears to attempt to counter this on the basis that none of the trees removed were protected. However, I do not see how that is relevant. The proposal still involves the removal of numerous more trees and shrubs which will still create significant harm to the immediate character of the surrounding landscape.

Furthermore the Forestry Commission independently reviewed the activity in June 2023 and concluded that they felt the action was a breach of the town and planning act but that Wokingham Borough Council were unwilling to take action.

These trees and vegetation were home to numerous nesting birds, including Tawny Owls, woodpeckers, and Song Thrushes, and other wildlife such as Squirrels, bats, rabbits and deer. Many of these animals and birds continue to live in the vacant plot. It is particularly disappointing to read some of the findings in the "CDL25001 PEA Ecology and Biodiversity Report" submitted in this application. On the grounds for refusal of the original application was "In the absence of sufficient ecological information, the proposal fails to demonstrate how it has taken into account the possibility of Great Crested Newts, a protected species, being on the site and how the impact on them could be mitigation." In response to this the applicant has submitted the "CDL25001 PEA Ecology and Biodiversity Report". This report address Great Crested Newts and states "it is considered that the site is within a distance from which the animals may forage, seek shelter and hibernate during their terrestrial phase. However, the area of grassland where development is proposed is currently closely mown, offering negligible cover and poor habitat". It also states that it "also appears to be the opinion of NatureSpace, in their previous consultation response, which states: "As the site has already been cleared and the development site is relatively small, impacts to newts unlikely to result from the proposed works".

Since the unapproved destruction of the site in June 2023 the site has been regularly had the area mown to short grass. This prevented

any new trees or vegetation growing in place of the those removed, and directly leads to the area "offering negligible cover and poor habitat".

Not only has there been a destruction of a small eco system, it has also had a dramatic impact on the on the existing houses in Jardine Meadows. Previously a quiet secluded development the removal of the trees has significantly opened it up to the main road and traffic on the road is notably more audible from the properties now. The planned development and removal of a significant number of more trees will further expose Jardine Meadows making the development overcrowded and completely eradicate the current semi-rural feel.

The existing trees will provide an important sound and light barrier to the sports playing fields that have recently been implemented at High Copse Pavilion once they start to be used. Even more important should the request for a 3g all weather, all hours floodlit pitch to be built at the same location be given approval.

Privacy - As an owner of what will be a neighbouring property I believe that there will be a significant impact on natural day light and a loss of privacy to our main living area by trying to squeeze in two houses in this area. Our living room is already quite dark but the proposed developments will block light from our 2 side windows which will now be shaded by plot 1 and provide a view only of the side of their house making the windows pretty much redundant. The layout of the current 5 properties are so that the main living rooms are not adjacent. The proposed layout of the new houses will have our living room and the living room of plot 1 adjacent to each other, with windows directly overlooking each other. This will create a loss of privacy and also increase likelihood of noise during summer months when windows are open. I would object less on these grounds if only one property was being built as the space could be used to build without impact on our privacy and natural light source, At the very least I think the layout should be amended so that garages are adjacent to living areas.

Shared Driveway is no longer suitable - The existing shared driveway is in hindsight already insufficient and unsuitable for the existing properties. It has no drainage installed, is incredibly noisy and is unsustainable for the current usage. Currently we have an agreement to all contribute to the cost of maintenance and the expectation was that it would last 5 years. It was actually replenished after about 3 years and really needs doing again already. 2 extra houses with parking for 3 cars each will significantly increase the traffic using the driveway. A revised solution would be required.

Parking - although the proposed property has space for 3 cars there is also an impact on visitor parking which I think would be insufficient. Currently the shared driveway immediately in front of the gate to what would directly lead to the new properties private drive provides an area in which visitors vehicles can (and often are) parked. This would no longer be possible, and of course an additional home would provide further demand for visitor parking.

Flooding/Drainage - There is already an issue with surface flooding in the area. Our driveways and gardens have standing surface water after even only moderate rainfall. Our back garden is basically

boggy from October to April, and underwater for the majority of that timescale. Further development will only worsen this situation.

Impact on Croft Road - There will also be a wider impact due to increased traffic on Croft Road, which is a single lane road which is also very popular with walkers, horse riders and cyclists. It currently has no pavements and any increase in traffic increases the risk of accidents. Croft Road itself retains a lovely rural feel, a huge part of which is the overhanging trees and natural verges. Further development will have a detrimental impact of the appearance and feel of the road. It is now unusual that you can drive along Croft Road from the main road to the entrance to Jardine Meadows without meeting another vehicle. There are no proper passing bays, instead only the entrance to driveways.

DEPZ : AWE Burghfield - Previously WBC have refused planning permission because an increase in population within the area would impact on its ability to implement the AWE Burghfield off-site emergency plan. Increased traffic on what is already a very narrow road can only be detrimental. Where planning refusal has been overturned it has explicitly been stated that a precedent has not been set, and therefore this remains a real and valid concern