

PLANNING REF : 260120
PROPERTY ADDRESS : 7
: Reading Road, Eversley, Hook, Hampshire
: RG27 0RP
SUBMITTED BY : Mr Michael Stockton
DATE SUBMITTED : 10/02/2026

COMMENTS:

adjoining this property for over 25 years, and our property, Number 7, one house on from this building.

In the last 23 years we have had no issues with the various businesses that have worked out of this building, every previous occupier has been very aware of the neighbouring properties, maintaining the grounds, and local community it is in. Never has this building in the years we have been living here been used 24/7 and is not in keeping with the local countryside/rural area we live in. It has bothered us since L&T moved in that the way the building is used, is not what it's designed for, and the 24 hours a day use, is not in keeping with the location this property is in.

Interestingly now the applicant has used an agent to apply for the change of use to the property, this has set alarm bells ringing to us straight away, as we are just run of the mill people who don't full understand some of the jargon used in this application. Our first concern is why the change of use to start with? This property has been used, since it was built, for many different businesses and accommodation. why is there a need to change it from its current class E to a building specifically for a Patient Transport Service, as class E covers both Medical and Office, surely this can only be detrimental to the local area, as it has proven so far with our examples submitted to the planning office and our complaints to the building owner and the council since they have owned this property.

The Planning Statement contains information that simply isn't true either, There is NO bus service in this area, we have two local public houses, a village garage and an antiques shop! hardly and thriving local business area? L&T themselves describe themselves as a nationwide company trusted by NHS trust provides across the UK, and I myself have seen the vehicles in Birmingham and further afield to the local county. Their main business is for secure ambulance transfers, including high risk transfers. So to say they are a benefit to the local Finchampstead/Eversley community is stretching it quite a bit, as I have spoken to the local Medical and Doctors practices, and they have no knowledge of the business???

The big big issues here is the carpark area! The property is big enough for the business, the carpark is definitely not, I will forward photos of the associated issues to the planning officer. The plan of car park in the application is not how the car park is used, all 12 ambulances back onto the garden of number 7 Reading road, and the two smaller business cars can be parked anywhere, this leaves 10 bays for the staff to park, and for the ambulances to be moved around, as the applicant states they have 25 staff and 1 part time. The property is simply not big enough for the amount of employees, with the housing of the 12 ambulances permanently, again

photo evidence of this will be sent to the planning officer. There are ambulances and employees vehicles obstructing the local pavement very frequently. I also know that the business owner is very aware of this issue and has tried to remove the grassed area down to the river on more than one occasion through planning application, and in the summer months when the area is not sodden or in flood, they use the area to park excess cars and ambulances on, again photos sent. The applicant has also asked to local public house if his staff could park in their car park, it was refused.

As previously stated this business works 24 hours a day, we know this because we have family who occasionally sleep in our summer house adjacent to the car park of Cousins House, This is a very sensitive place, as at night time the area is very quiet with no street

lighting, and minimal noise is greatly amplified. We have been disturbed by, Reversing sensors going off, headlights impacting the garden, doors being opened and shut, security lighting, lighting up the whole area, and basic engine noise. Again this is completely not in keeping to the location that we live in. There is no POTENTIAL about this, it's a reality. My wife also works out of our summer house, and the noise and pollution of the engines been left idling is again not acceptable, we have approached the business owner about this, but it still goes on. Again there is no privacy at the weekend either as this is a 24/7 business with their staff smoking, and using mobile phones on speaker phones up until 2300, we are completely overlooked by the members of staff who seem to have no care and disregard the location of this property. Previous owners have had a nominated smoking area away from local properties, and staff have very rarely upset neighbouring properties. The proposal would therefore cause material and unacceptable harm to residential living conditions, contrary to core planning principles protecting neighbouring amenity. Has a noise impact assessment be done? Assessing both daytime and night time operations.

As our property has been extended, we are very aware of the flood risk and flood zoning in the area, as described by Wokingham council yourselves, any part of a property that touches flood zone 3, means that the whole property is in flood zone 3, regardless of if it covers flood zone 2 and 3. We understand that this application does not require a flood risk assessment currently, but need to make you aware that the area floods very frequently from both surface water and River water. There currently being an issue outside of Cousins House on the corner of Fleet Hill with major surface water flooding issues, Photos sent to planning officer.

There is no evidence of this building being used as a community support service as described in 2.14 as previously stated before this is a nationwide company supplying NHS trust throughout the UK, and none of the local Doctors service or practices use this company!

The grounds of the property have not been maintained in 2 years, the grass is only short because of cars and ambulances parking in it, that ground is currently churned up by vehicles trying to park on it and getting stuck, the neighbouring hedgerows have never been maintained and it is our belief that there is no maintenance contract to do this, again resulting in more work for neighbouring properties, which with the previous owners was never an issue, as the landscape was

maintained to a high level, unfortunately not now!!

It appears to ourselves that the building owners has never had permission to use the property for its current use? hence now asking for retrospective permission? What else are they going to try to get away with????? It has to be asked, not very community spirited or minded!

The site is located on a tight 90-degree bend on the A327, with a direct turning off on another 90-degree bend to go up to Fleet Hill, Increased vehicle movements associated with a 24/7 fleet operation raise significant safety concerns like Restricted visibility when leaving the site, Increased conflict with fast moving traffic, and potential risks to other road users and pedestrians, which we have witnessed on a few occasions. Has a transport statement or Highway safety assessment been submitted? This would show that the proposed level of operational activity can be safely accommodated, without this the application cannot be properly assessed.

Other things to maybe consider for this new application include, A lighting impact assessment addressing the effects of the neighbouring properties and rural dark skies. A comprehensive Operational Management plan, to included movement frequency, maintenance, Hours of movement etc....

Whist a flood risk assessment may not be required for this application, is there anything in process for the flooding from the river of this land and the storage and operation of the associated equipment in this flood prone land? Sequential test considerations and availability of alternative lower risk locations.

The proposed 24/7 operational depot, including commercial vehicles, lighting, and continuous activity will introduce an urbanising and industrialising influence into a rural countryside setting. This would erode the tranquility and character that the local planning policies seek to protect.

For the reasons set out above- including unacceptable harm to residential amenity, serious highway safety concerns, lack of supporting information, flood risk issues and conflict with countryside protection policies, I respectfully request that Wokingham borough council refuse this application. I will forward associated photographic evidence to the planning office of this case.

Many thanks for you time.

Once again we find ourselves objecting to a planning application from 1-3 Reading Road (Cousins House). We have lived with our garden