

Statement of Community Involvement

Evidence of Consultation

The client has conducted its own public consultation between 27th May to 27th July 2025.

Please find enclosed the letter and supporting documents that have been posted to neighbouring properties situated in direct proximity to, and sharing a boundary with, the development site:

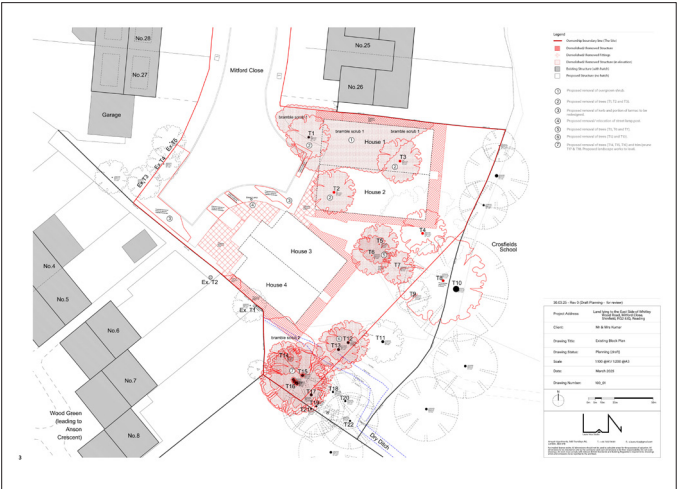
- No. 26 Mitford Close;
- No. 27 Mitford Close;

- No. 4 Wood Green;
- No. 5 Wood Green;
- No. 6 Wood Green;
- No. 7 Wood Green;
- No. 8 Wood Green;

Out of 7 properties, only 3 replies have been received. Please see following page.



Consultation Supporting Pages - page 1 & 2 (proposed views)



Consultation Supporting Pages - page 3-8 (proposed floorplans)

07 April 2025

Proposed Development at MITFORD CLOSE
(Land lying to the East Side of Whitley Wood Road, Shinfield, RG2 8JQ, Reading)



Dear Residents/ To whom it may concern,

My name is Laura Nica, and I am representing Ayro Property Investments Limited as the architect and agent for a proposed development at the vacant site at the end of Mitford Close, Shinfield, Reading, RG2 8JQ.

On their behalf, I am reaching out to consult you and your neighbours regarding the proposed works. Wokingham Borough Council emphasises inclusivity and values community input in shaping local development. One of the Core Strategy's sustainability objectives is to involve local people and interest groups in determining the future pattern of development in the Borough.

We are finalising our proposals to construct four new 3-bedroom houses, each with allocated parking, front, and rear gardens. We aim to submit the planning applications in summer 2025 and are seeking your feedback before proceeding.

Please find attached the proposed floorplans and visuals. We welcome your thoughts and invite you to email feedback to ayro.london@gmail.com within 14 days of this letter. We will respond to your concerns and respect the community. Your input will help us refine the design, ensuring it aligns with council guidelines.

Pre-Application Feedback

In August 2024, we have requested feedback from Wokingham Borough Council for the proposed erection of 6 no. three bedroom dwellings with associated parking, amenity space and bin and cycle storage. (Application number 241874). The feedback stated that residential development was acceptable in principle as the site is located within settlement limits (according to Policy CP9); however, it received suggestions and recommendations, which we have since, implemented in our current plans. Specifically:

- We have reduced the number of houses from 6 to 4 to avoid overdevelopment.
- We have improved minimum separations and eliminated overlooking issues to No. 26, 27 Mitford Cl and No. 8, 7, 6 Wood Green; maintaining privacy and limiting the sense of enclosure.
- We have improved the frontages, minimised the hard surfacing/tarmac areas and included elements of vegetation.

New Proposed Development – Summary

1. Houses – massing, materials, sustainability

- The four proposed houses align harmoniously with their surroundings, featuring comparable heights, layouts, and materials. The designs demonstrate suitable massing, built form, and height, preserving the area's character and ensuring a cohesive relationship with neighbouring properties.
- House 1 and House 4 have been set-back 1 m from the neighbouring boundary.
- All houses will be high-quality, sustainability designed, including high performance roofs and walls (well insulated), low-energy lighting, SuDS drainage system, Photovoltaics and Electric Vehicles charging, Ground Source Heat Pumps, and enhanced Water Management.

2. Loss of Vegetation

- The site is a suburban plot of land, not a woodland. An Ecologist has confirmed that the site does not contain irreplaceable habitats. The site is described as a "location ecologically desirable, but not in local strategy".
- We will remove unhealthy trees (with support and advice from arboriculture and ecology specialists) and only those planted after 1976, which are not subject to Tree Preservation Orders. During construction, we will employ a licenced Ecological Clerk of Works to supervise the vegetation clearance (to avoid destroying any Great News, Bird Nests, Hazel Dormouse and Bat nests).
- The proposed development incorporates extensive landscaping to enhance the site's aesthetic and environmental value. This includes the expansion of rear gardens, the addition of shrubbery to the front of the houses, and the planting of new trees at the end of Mitford Close, creating visual buffer zone for NO. 4-7 Wood Green.

3. Overlooking/ Loss of light

- There will be no direct overlooking to any of the neighbouring property.
- House 4 – the window to the first-floor level, side south elevation will be frosted glass window to the bathrooms, to avoid direct overlooking to the gardens of No 7 & 8.
- House 1 – aligns with No. 26 Mitford Close but includes a single-storey rear extension approximately 3.5 meters deeper to meet modern housing standards and incorporate a garage. This extension produces no additional shadow beyond that caused by the existing mature trees on-site.

4. Construction Management/ Highways

- Careful planning will minimise disruption during construction, with materials delivered to the cul-de-sac while maintaining access to Nos. 26 and 27 Mitford Close.
- Although the technical designs and contractor are yet to be finalised to determine the exact construction timeline, we estimate that the project will require approximately one year to complete.
- With guidance from a Transport Engineer, provisions include emergency vehicle access via the street's turning head, a proposed dropped kerb, cycling facilities, and electrical charging points to enhance functionality and sustainability.

Thank you.

Kind regards,

Laura Nica

Consultation Letter, explaining main points regarding the proposed new development.

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Consultation Replies

The client received 3 replies during the consultation period. Please see on the right hand side evidence for the correspondence. In summary:

[Redacted]

The residents of [Redacted] raised four points of concern:

- Environmental quality of the site;
- Potential draignage issues originating from Crossfield School grounds
- Use of the turnaround area for visitor parking;
- Potential impact of the proposal on overall community wellbeing

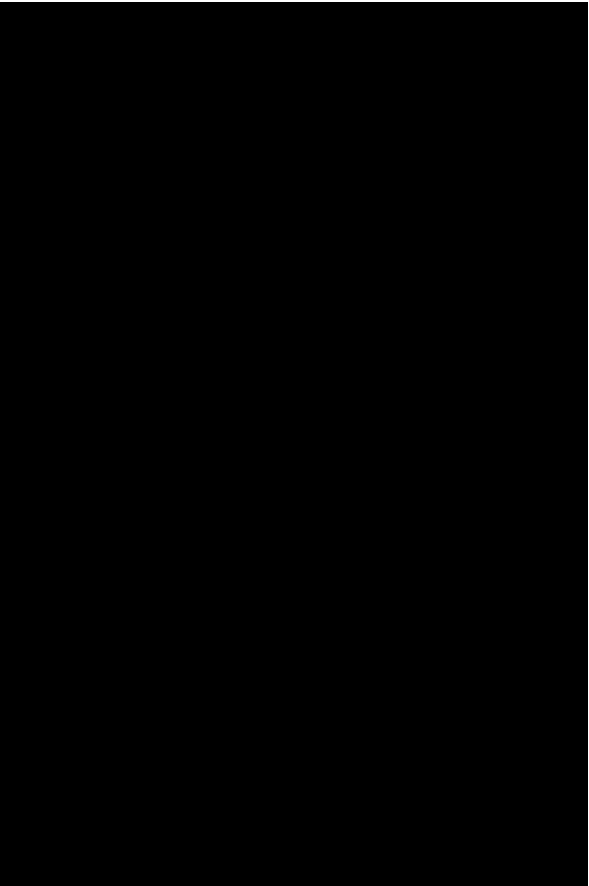
We clarified that the site in question is neither designated as recreational land nor a public park; rather, it currently poses a potential health risk due to litter and the presence of animal waste in the grass. We advised that we are working in consultation with a qualified ecologist, arboriculturist, and other specialists to identify any existing wildlife and to preserve as much of the site's greenery as possible. We noted that the turnaround area is not intended for visitor parking (current practices are illegal) and that our proposals have been developed in collaboration with a qualified transport engineer. Additionally, we explained the status of Tree Preservation Orders (TPOs), confirming that only vegetation not subject to protection is being removed, and clarified that the culvert is a dry ditch.

[Redacted]

The residents of [Redacted] requested printed documents on 29 May, which were delivered on 8 July. A response was invited by 25 July. Their concerns included:

- Overdevelopment: excessive housing density on a compact site;
- Parking: disused garages, turning point misuse, fire risk from EV charging;
- Green Space: dispute over the site's classification as 'designated green space';
- Utilities: flood risk and proximity of Houses 3 & 4 to power supply cables;
- Wildlife: potential loss of species including bats, owls, woodpeckers, and deer;

We explained that the proposal has already been reduced from six to four houses, each with a footprint comparable to Nos. 26 and 27. We clarified that garage disuse and visitor parking in the turning point are not supported by the Council. Our scheme ensures access for emergency and refuse services and has been developed with input from a qualified transport engineer. Utilities-related concerns have been addressed by incorporating a buffer zone to House 4. The preliminary ecological and bat surveys raised no species of concern. Green space matters have been addressed through clarification of site ownership, lack of formal designation, absence of recreational use, and supporting pre-application feedback.



[Redacted]

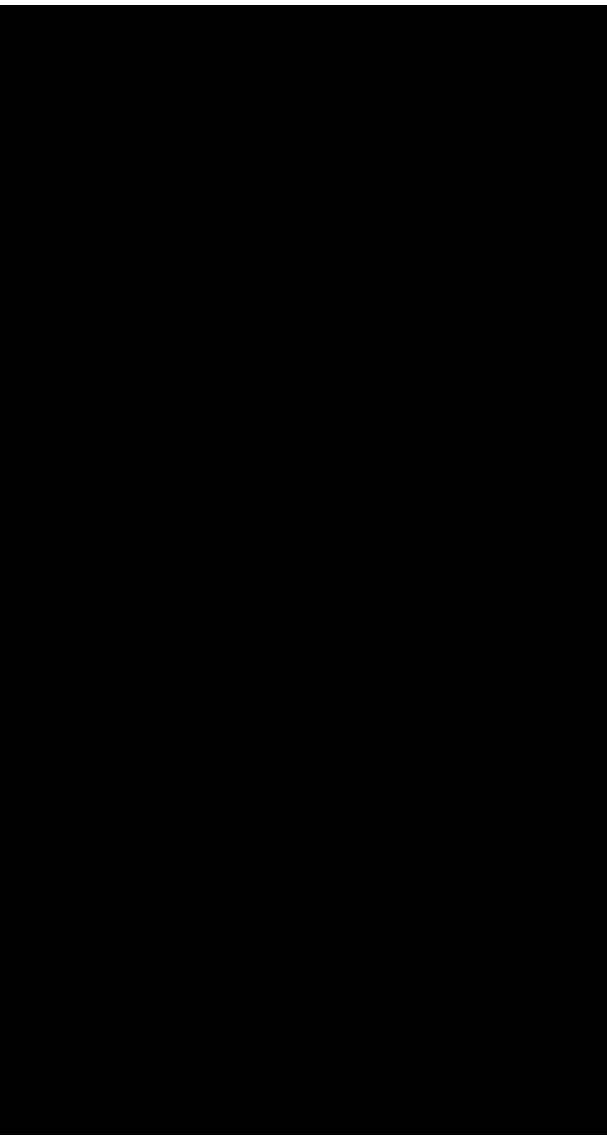
The residents [Redacted] raised two points of concern:

- They enquired about the proposed tree planting, expressing apprehension that the trees could form a visual barrier and, over time, reduce natural light to their property.
- They voiced concerns regarding the culvert, recalling the flooding event that occurred during 2000–2001, though noting that no such incident has taken place since.

We clarified that the identified culvert is a non-flowing watercourse (a dry ditch), and confirmed that we have consulted with the Council, which advised maintaining a 2-metre buffer from the building. We also demonstrated, using a diagram and sun path analysis, that the proposed boundary trees will not result in future overshadowing.

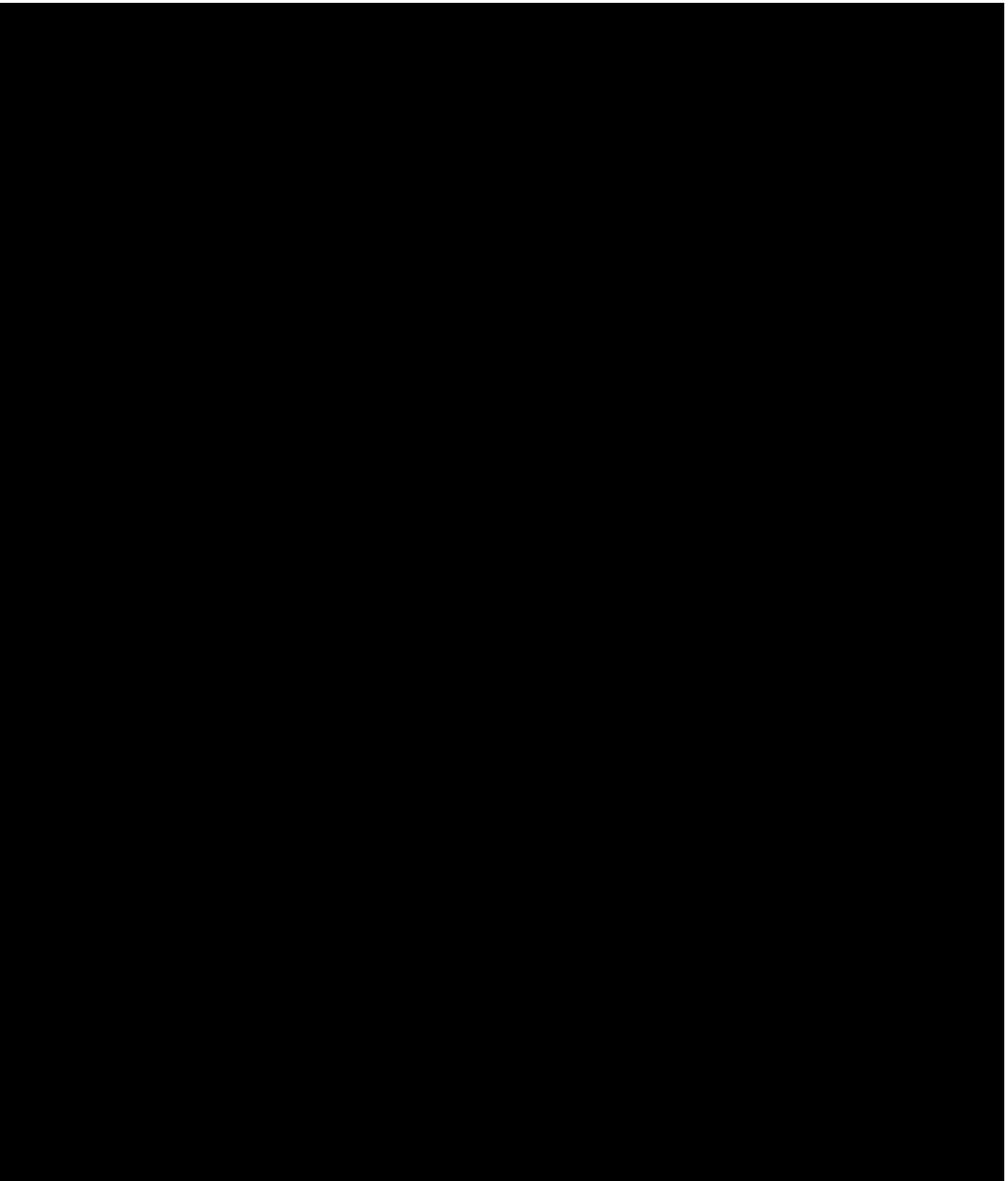
[Redacted]

(resident's enquiry and agent's reply)



[Redacted]

(resident's enquiry and agent's reply)



[Redacted]

(resident's enquiry and agent's reply)

