

PLANNING REF : 260774
PROPERTY ADDRESS : Uplands
: Unit 11 Diddenh Basingstoke Road, Swallowfield, Reading, Berk
: RG7 1PY
SUBMITTED BY : Mr David Edmonds
DATE SUBMITTED : 15/05/2026

COMMENTS:

I am writing to formally object to planning application 260774. As a local resident and Borough Councillor, I believe this proposal represents severe over-development of the site and fails to satisfy critical material planning considerations. The infrastructure, local environment, and village setting cannot sustain this development. I request that Wokingham Borough Council REFUSE this application based on the following material considerations:

1. Inadequate Drainage and Increased Flood Risk. The proposed site already suffers from poor surface water runoff and saturated ground conditions. Replacing permeable green space with non-permeable structures will significantly increase surface water flooding in the immediate vicinity. The applicant's proposed drainage strategy fails to demonstrate how it will prevent overloading the existing sewer network, posing a direct flooding hazard to neighbouring properties. This contravenes national Sustainable Drainage Systems (SuDS) standards and local environmental protection policies.

2. Inadequate Local Infrastructure and Public Services. Highways and Traffic Safety: The local road network is already operating at maximum capacity. The traffic generated by this housing development will severely increase congestion and cause safety hazards at local bottlenecks and junctions. Public Services Overload: Local GP surgeries, schools, and dental practices in the area are entirely oversubscribed. This development offers no robust mitigation strategy or structural funding to address the added strain on these essential public services.

3. Severe Detrimental Impact on Village Character. Loss of Rural Identity: This application introduces an urbanised housing density that is completely alien to the established rural character, grain, and historic pattern of the village. Harm to Landscape: The proposal replaces open, natural space with harsh, built infrastructure. This permanently destroys the soft transition between the village settlement and the open countryside. Contrary to Local Policy: The scale of the proposed housing expansion fails to respect the local vernacular. It violates Wokingham's core planning policies, which dictate that new development must protect and enhance the distinct identity of the borough's villages.

4. Destruction of Protected Habitats (Buzzard Nesting Site) Active Nesting Site: The development site and its immediate boundary trees contain an active nesting site for Common Buzzards. Legal Protection: Under the Wildlife and Countryside Act 1981, it is a criminal offence to intentionally take, damage, or destroy the nest of any wild bird while it is in use or being built. Irreversible Ecological Harm: The noise, heavy machinery, vibration, and eventual loss of hunting grounds caused by this development will inevitably lead to nest abandonment. Lack of Mitigation: The applicant's ecological assessment fails to identify this nesting site or provide any

viable, legally compliant mitigation strategy to protect these apex predators.

5. Detrimental Impact on Residential Amenity Overbearing Scale and Massing: The bulk, height, and scale of the proposed build are entirely out of character with the surrounding low-density properties. It will present an oppressive, overbearing visual impact when viewed from nearby homes. Loss of Privacy and Light: The layout and proximity of the development will directly overlook existing private gardens and windows, causing a severe loss of privacy and blocking natural daylight to habitable rooms.

Conclusion. For the reasons outlined above, the proposed housing development is unsustainable, unviable, and harmful to the character, ecology, and safety of the local area. It fails to align with the core planning objectives of Wokingham Borough Council. I strongly urge the Planning Committee and Case Officer to reject this application.