

PLANNING REF : 261175  
PROPERTY ADDRESS : Huntley Way  
: Finchampstead, Berkshire  
: RG40 4PU  
SUBMITTED BY : Miss Helen Sweeney  
DATE SUBMITTED : 21/06/2026

COMMENTS:

I wish to object to this planning application on the grounds that it would result in an unacceptable impact on residential amenity and the character of the estate's public open space.

The application proposes the installation of foul water drainage infrastructure, including a sewer vent stack, manholes, chambers and associated pipework within an established area of community green space surrounded by residential properties.

My concerns are as follows:

Impact on Residential Amenity

The proposal includes a vent stack connected to the foul water drainage system. Whilst the purpose of such infrastructure is to ventilate the sewer network, the application provides insufficient information regarding the potential for odour emissions and their impact on nearby residents.

No detailed odour assessment has been provided to demonstrate that the development would not adversely affect the enjoyment of nearby homes, gardens, pedestrian routes and recreational areas. Residents should not be expected to accept the risk of sewer-related odours within an area intended for public enjoyment without clear evidence that such impacts have been properly assessed and mitigated.

Loss and Degradation of Public Open Space

The green area affected by the proposal forms part of the estate's open space network and contributes positively to the appearance and character of the development.

The introduction of utility infrastructure associated with the foul sewer system would urbanise and industrialise this area, reducing its attractiveness and undermining its intended function as a landscaped community asset.

Visual Impact

The application introduces above-ground infrastructure in a prominent position within the estate. The vent stack and associated apparatus would be visually intrusive and out of keeping with the landscaped character of the open space.

The planning authority should carefully consider whether this location is appropriate given the proximity of residential properties and the availability of less sensitive locations.

Insufficient Justification and Assessment

The application does not adequately demonstrate why this infrastructure must be located within this particular area of public open space. It is unclear whether alternative locations have been assessed and discounted.

Furthermore, the absence of a detailed odour impact assessment, visual impact assessment and clear information regarding vent stack height prevents residents and the planning authority from fully understanding the implications of the proposal.

Long-Term Impact on Residents

The proposed infrastructure will require periodic inspection, maintenance and operational access. This may result in ongoing disturbance within a community green space that residents reasonably

expect to remain an attractive and usable amenity area.

#### Conclusion

The application fails to demonstrate that the proposed foul drainage infrastructure can be accommodated within this residential environment without harm to residential amenity, public open space and the character of the estate.

I therefore respectfully request that the planning authority refuses the application. Alternatively, the applicant should be required to provide detailed odour modelling, full details of the vent stack design and height, an assessment of alternative locations, and evidence that the proposal will not adversely affect nearby residents or the quality of the estate's open space.