

PLANNING REF : 261175
PROPERTY ADDRESS : 7 Palmer Place
: Finchampstead, Berkshire
: RG40 4RS
SUBMITTED BY : Mr Daniel Nevitt
DATE SUBMITTED : 22/06/2026

COMMENTS:

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

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:

Failure to Notify and Consult Affected Residents

I am concerned that residents of Coronation Fields, and in particular those living in Palmer Place where the proposed drainage infrastructure and associated works are to be located, have not been adequately notified or consulted regarding this application.

Given the proximity of the proposed development to residential properties and community open space, affected residents should have been provided with clear and timely information about the proposal. The apparent lack of direct notification has limited residents' opportunity to properly consider and respond to the application and raises concerns regarding the adequacy of community engagement.

The planning authority should confirm what notification and consultation measures were undertaken and whether they comply with the publicity requirements set out in Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Residents most directly affected by the proposal should have been given a fair opportunity to review and comment on the application.

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.

In addition to the permanent presence of the proposed infrastructure, the application provides limited information regarding the extent of disruption to the green space during construction and how the affected land will be restored afterwards. Construction activities, excavation works and vehicle access have the potential to significantly damage the existing landscaping and temporarily remove an important community amenity. No detailed reinstatement or landscaping proposals have been provided to demonstrate that the area will be fully restored to its current condition following completion of the works.

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 the vent stack design and 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.

Particular consideration should be given to the impact on residents of Palmer Place, who will be most directly affected by the construction works, the permanent presence of the infrastructure and

any future maintenance activities.

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.

Furthermore, there are concerns that affected residents, particularly those in Palmer Place and the wider Coronation Fields community, have not been adequately informed or consulted regarding the proposal.

I therefore respectfully request that the planning authority refuses the application. Alternatively, the applicant should be required to provide:

- Detailed odour modelling and assessment;
- Full details of the vent stack design, appearance and height; - A visual impact assessment;
- An assessment of alternative locations;

- A detailed construction management and reinstatement plan for the affected green space;
- Evidence that the proposal will not adversely affect nearby residents or the quality of the estate's open space; and
- Confirmation that all affected residents have been properly notified and consulted regarding the development.

Until such information is provided, the application has not demonstrated that the proposed development can proceed without causing unacceptable harm to residential amenity and the character of the local environment.