

PLANNING REF : 242665
PROPERTY ADDRESS : 100c
: Grazeley Road, Reading
: RG7 1BJ
SUBMITTED BY : Miss Natasha Cordery
DATE SUBMITTED : 27/03/2025

COMMENTS:

I am writing to formally object to the planning application for the erection of 49 affordable dwellings. While I understand the need for affordable housing, I have several concerns regarding this particular development which I have brought to you attention late 2024. My comments from my previous objection, submitted on 21/11/2024, were not addressed, and I did not receive a reply. IT IS EVIDENT THAT THERE HAS BEEN A DISREGARD BY THE COUNCIL FOR ALL THE OBJECTIONS SUBMITTED BY EVERYONE WHO HAS OBJECTED TO DATE.

I still have several points regarding this particular development based on:

1. ENVIRONMENTAL Impact: My BIGGEST objection for the proposed development WILL have detrimental effects on the local environment, including potential harm to wildlife habitats and increased risk of flooding due to changes in drainage patterns.
2. Infrastructure Strain: The addition of 49 new homes will place significant strain on the existing infrastructure which is already suffering, including roads, schools, GP surgeries and transport links.
3. Traffic & safety: An increase in the number of residents will for sure lead to more traffic, raising concerns about road safety and congestion in an already populated area.
4. Community charm: The scale of the development WILL not be in keeping with the charm of the existing community, thus altering the local landscape and affecting the quality of life for current residents. I have seen Grazeley Road change significantly over the last decade.

I strongly encourage Wokingham planning committee to reevaluate this application and seek alternative solutions that address these concerns while still fulfilling the need for affordable housing.

PREVIOUS OBJECTION COMMENTS, DATE SUBMITTED : 21/11/2024:

I am writing to formally object to the planning application 242665 for the construction of 48 affordable dwellings on Land west of Kingfisher Grove.

As local resident on Grazeley Road and concerned member of the community, I believe this development would have a significant and negative impact on local wildlife, especially endangered species (to name one - bats) and their habitats. As I understand today, the protection of endangered species and animals is a significant part of environmental regulations and planning policies in many regions.

Before considering the planning can you address my key concerns. For these 48 dwellings consideration, can you verify if an Environmental Impact Assessment (EIA) has been completed? What evaluation process was completed, if any? What was the summary of the potential environmental effects of the development, including

its impact on endangered species and local wildlife. The developers may need to demonstrate that the construction won't significantly harm any endangered species or disrupt critical habitats.

Can you provide evidence that Wokingham council completed ecological surveys to identify whether endangered species are present on the site? These surveys should determine whether species like deer, foxes, birds (their eggs and nests/shelter) bats, beetles, amphibians, insects or specific plant life are present and need protection.

Has the council asked the developers to provide a thorough plan that outlines how they will protect biodiversity on the site?

What endangered species have been found to be impacted? What future plans has been considered to implement mitigation strategies, such as building artificial habitats, or providing alternative locations for species to thrive. Having read up on the subject myself, I think developers might be required to compensate for the loss of habitat by contributing to wildlife conservation programs or creating new habitats elsewhere.

Assuming endangered species are identified on the site, legal protection under Wildlife and Countryside Act 1981 may be required and would have to comply with these regulations.

The Wildlife and Countryside Act 1981 is an Act of Parliament in the United Kingdom implemented to comply with European Council Directive 79/409/EEC on the conservation of wild birds. In short, the act gives protection to native species (especially those at threat), controls the release of non-native species, enhances the protection of Sites of Special Scientific Interest and builds upon the rights of way rules in the National Parks and Access to the Countryside Act 1949.

If the development is approved, is the local council likely to attach conditions to the planning permission? Are there going to be any

ongoing monitoring of wildlife, restrictions on construction times, in particular spring time, to avoid disturbing species during breeding seasons, or the incorporation of green infrastructure like ponds to support local biodiversity?

Besides the wildlife fears I also have concerns about: Overcrowding and strain on local infrastructure - proposed development would significantly increase the population density in an area that is already struggling, there is already a lack of public amenities like schools or healthcare services.

The additional dwellings would lead to an increase in traffic on already busy roads, which could create dangerous conditions, especially for pedestrians and children.

The proposed development could alter the character and appearance of the neighborhood, which currently benefits from a semi-rural environment. The construction of 48 dwellings is not in keeping with the existing development and could negatively affect the local aesthetic.

I urge the council to carefully consider the impact of this proposal on the local community, infrastructure and in particular the wildlife environment. I would be grateful if my objections could be taken into account when the planning application is reviewed.
