

PLANNING REF : 252185
PROPERTY ADDRESS : 12 Silverdale Road
: Wargrave
: RG10 8EA
SUBMITTED BY : Mr M Hickman
DATE SUBMITTED : 03/11/2025

COMMENTS:

I fully endorse the comments of Jo Hickman, Ian Kirker, Nicola Jordan and Griselda Truscott Wicks about this planning application.

As a reminder, Thames Wood House Care Home is a large scale commercial property in a residential area.

The details set out in the application 252185 should have been considered in the original planning process (222456).

With the care home almost built, we have learnt that the residents original concerns were correct. The response we received in the form of the The Nexus Planning letter of 02 December 2022 has been proven to be inaccurate and incomplete. Incomplete as it did not include the descriptions set out in the new amendment 252185.

Something as fundamental as heating and air conditioning should have been thoroughly detailed to and debated by planning councillors during the initial planning process as a major source of noise. The original drawings did not properly visualise and explain the HVAC meaning residents could not comment on the planning application fairly.

As a further reminder, 'fair' is one of Wokingham Borough Council's key values.

In 2023, we watched on YouTube the proceedings of the initial hearing, and perhaps because it was late (after 9.30pm), the level of questions and concerns shown by planning councillors was low. As a result the meeting did not demonstrate consideration for the people of Silverdale Road and the impacts on lives.

Nor did it demonstrate Wokingham Borough Council's core value of being 'customer focussed'.

The noise levels from the proposed HVAC units will be too high and are unaccepted for a residential area. The HVAC in 252185 are located in a place where sound waves will not be contained. It should be possible to relocate them, use insulation (indoors for example) and alternative units which have much lower noise levels. Commercial/domestic units for water pumps are available at below 19db. And below 40db for the air conditioning units. The noisy units that have been specified in the planning application show once again a lack of consideration to residents.

There has been a failure in the original planning process and now is the time to put things right.

I object to the planning application for the reasons above.

