

PLANNING REF : 250517
PROPERTY ADDRESS : Hyde End Road
:
: RG7 1DA
SUBMITTED BY : Mr Anuj Chopra
DATE SUBMITTED : 26/03/2025

COMMENTS:

Dear Planning Officer,

I am writing to formally object to the proposed development at Land Off Basingstoke Road, Spencers Wood. As a resident living directly behind the proposed site, I strongly believe that this development should not be approved due to significant negative impacts on the local environment, biodiversity, and the well-being of existing residents. My objections are based on the following grounds:

Adverse Impact on Wildlife and Biodiversity

The proposed development will result in the loss of green space, which serves as a crucial habitat for local wildlife. The area is home to a variety of species that rely on the existing ecosystem, including hedgerows, ponds, and natural vegetation that support birds, small mammals, and insects. According to the adopted Managing Development Delivery (MDD) Document, policy TB23 emphasizes the importance of biodiversity conservation, requiring appropriate buffer zones and ecological permeability to protect local wildlife corridors 30:0

Adopted MDD.pdf . This development would violate these principles by disrupting the natural habitats of various species and reducing biodiversity.

Furthermore, our garden pond is home to newts, a protected species under the Wildlife and Countryside Act 1981. The disruption caused by the development could destroy their habitat, violating legal protections. Additionally, deer frequently migrate through the proposed development site, and with expanded construction in the area, they will have no corridors left to migrate safely, which will lead to their displacement and potential decline in population.

Development on an AWE & DPEZ Site

The proposed site is located within the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield, meaning it falls under strict safety regulations due to its proximity to a licensed nuclear installation 30:19 Adopted MDD.pdf . The Managing Development Delivery (MDD)

Document outlines specific restrictions on development in these zones to ensure public safety. Increasing the population density in this

area could complicate emergency planning and response, posing a potential risk to new and existing residents.

Negative Impact on Our Home and Quality of Life

We recently purchased our home on 20th March, specifically for its privacy and proximity to green spaces. The proposed development will significantly impact our quality of life in several ways:

Privacy Concerns: With houses being erected directly behind our property, we will experience a severe loss of privacy, affecting our enjoyment of our home and outdoor space.

Noise and Air Pollution: The construction phase and increased traffic will generate excessive noise and dust pollution, which can have detrimental effects on health. This is particularly concerning as both my wife and daughter suffer from lung conditions, making them especially vulnerable to air pollution and dust, which could severely impact their well-being 30:17 Adopted MDD.pdf .

Disruption of Natural Light: The construction of new homes will obstruct natural sunlight from reaching our property, impacting our garden's ecosystem, including our pond, which relies on adequate sunlight to sustain aquatic life.

Environmental Impact and Non-Compliance with Local Planning Policy
The proposed development contradicts the principles outlined in the Wokingham Borough Local Plan and the adopted MDD, which prioritize sustainable development and the protection of green infrastructure 30:2 Adopted MDD.pdf . Policy CC03 explicitly emphasizes the need to preserve green corridors and integrate developments with existing natural features. The destruction of this green space will not only impact local wildlife but also disrupt the established ecological balance that contributes to carbon absorption and air quality in the area.

Additionally, the proposed development breaches:

Policy CC06 (Noise): This policy ensures that developments do not generate excessive noise pollution. The construction and increased traffic will lead to prolonged noise levels beyond acceptable limits, directly affecting residents' health and well-being 30:7 Adopted MDD.pdf .

Policy CC09 (Development and Flood Risk): The loss of green space could increase surface runoff and the risk of localized flooding, contradicting the requirement to mitigate flood risks in new developments 30:9 Adopted MDD.pdf .

Policy TB21 (Landscape Character): The development does not respect the natural landscape character of the area and fails to integrate seamlessly with the surroundings, thereby reducing the aesthetic and ecological value of the community 30:16 Adopted MDD.pdf .

Policy TB06 (Development of Private Residential Gardens): This policy protects private residential gardens from inappropriate developments. The proposed construction behind our property would directly infringe upon our garden's natural ecosystem, significantly affecting biodiversity, particularly our pond life.

Flood and Water Management Act 2010: The development fails to meet the requirements for sustainable drainage, increasing the risk of surface water flooding and non-compliance with national flood risk policies 30:6 Adopted MDD.pdf .

National Planning Policy Framework (NPPF) Paragraph 109: The

development does not meet the obligation to conserve and enhance the natural environment 30:1 Adopted MDD.pdf .

Noise Policy Statement for England (2010): The increased noise pollution from construction and traffic will exceed acceptable noise levels, negatively impacting health 30:17 Adopted MDD.pdf .

Wildlife and Countryside Act 1981: The destruction of habitats for protected species, such as newts, would violate legal protections 30:3 Adopted MDD.pdf .

Traffic Congestion and Strain on Local Infrastructure

The increase in residential units will place additional pressure on local roads, schools, and healthcare services. Basingstoke Road already experiences congestion, and the additional traffic from 420 new homes, a school, and a care home will exacerbate the problem, leading to delays, increased emissions, and potential road safety hazards 30:10 Adopted MDD.pdf .

Given these substantial concerns, I urge the council to reject this application in favor of preserving the local environment, safeguarding public health, and maintaining the integrity of the community. I appreciate your time in considering my objection and would be grateful for any updates regarding the status of this application.