

PLANNING REF : 243099
PROPERTY ADDRESS : Reading Road
: Arborfield/Reading, Berkshire
: RG2 9HN
SUBMITTED BY : Mr Christopher hughes
DATE SUBMITTED : 16/12/2024

COMMENTS:

Subject: Objection to Proposed Development of 110 Houses in land north of reading road.

To Whom It May Concern,

I am writing to formally object to the proposed development of 110 houses. My objection is based on significant concerns related to water drainage, the protection of vital drinking water safeguard zones, and the adverse impact on local wildlife populations, as detailed below:

1. Water Drainage and Flood Risk

The development poses a serious risk of increased surface water runoff, potentially leading to flooding in neighboring properties. The current drainage infrastructure may not be adequate to handle the additional pressure resulting from impermeable surfaces such as roads and pavements. Without appropriate and robust sustainable drainage systems (SuDS), there is a high likelihood of water pooling and damage to surrounding properties. Historical evidence in the area suggests poor drainage capacity, which could worsen with such a large-scale project.

2. Drinking Water Safeguard Zones (Surface Water) and Source Protection Zones

The proposed site is located within Drinking Water Safeguard Zones and Source Protection Zones [Merged], which are critical for ensuring the safety and quality of public water supplies. Construction activities, soil disturbance, and potential contamination from construction materials could jeopardize water quality in these sensitive areas. Additionally, the increase in residential activity, including potential pollutants from household runoff, could further threaten these water sources. It is essential to prioritize the protection of these zones over residential development.

3. Negative Impact on Wildlife

The site and its surrounding area support a diverse range of wildlife, including protected and priority species. This development threatens to disrupt habitats and reduce biodiversity, contrary to the goals of the UK's Environmental Protection and Biodiversity Net Gain commitments. Species likely to be adversely affected include:

Pheasants and Grouse: These ground-dwelling birds rely on undisturbed open spaces and are particularly sensitive to habitat destruction. Red Kites and Owls: These birds of prey depend on established ecosystems with ample feeding opportunities, which could be lost due to urbanization.
Deer: These mammals require undisturbed areas for foraging and shelter, which the development would fragment.

Bats: As legally protected species under the Wildlife and Countryside Act 1981, bats rely on roosting sites and foraging grounds, both of which could be destroyed by this development.

4. Conflict with Local Planning Policies

The development appears to contravene key local and national planning policies, including those related to:

Preventing harm to the environment and natural habitats.

Protecting areas designated for drinking water safety.

Managing flood risk sustainably.

Supporting biodiversity and wildlife conservation.

Conclusion

This development raises substantial concerns that cannot be mitigated without jeopardizing neighboring properties, critical water resources, and local wildlife. For these reasons, I strongly urge the council to reject this proposal.

Thank you for considering this objection.

Yours sincerely,
Christopher Hughes