

PLANNING REF : 251458  
PROPERTY ADDRESS : Croft Road  
:  
: RG2 9EX  
SUBMITTED BY : Mr John Disley  
DATE SUBMITTED : 29/07/2025

COMMENTS:

We object to this planning application on the following grounds.

- 1) Building two properties on this land will result in further over development on Croft Road and the Jardine Meadows plot. This will be out of keeping with the semi-rural character of the road. It will also impact privacy for neighbouring properties.
- 2) Croft Road is well used by pedestrians, including families, for leisure time (walking, running, etc.) and it is an important pedestrian route for the local area. Many additional houses have already been built which has increased traffic on the road thus increasing the danger to pedestrians. An additional 2 properties and related vehicles will exacerbate traffic not only on this road, but the wider area, where the infrastructure and amenities have not been developed to accommodate the rising numbers living in the area.
- 3) Our understanding on reading planning documents related to local development, is that changing the road layout of Croft Road and closing Hyde End Lane was with the purpose of improving pedestrian and cycle access. Building further properties on this route feels counterintuitive to delivering this intention safely.
- 4) Many trees on the plot were felled in 2023 (during nesting season) and we understand that this was done ahead of the previous planning application (233039) being made and without consultation of the local residents. We are concerned about further environmental damage as more of the area will likely be cleared, as well as further impact on wildlife.
- 5) By building on this land, it will further exacerbate the drainage issues in the area. The drainage ditches already flood regularly along the sides of Croft Road.