

PLANNING REF : 252769
PROPERTY ADDRESS : Park Avenue
:
: RG40 2AJ
SUBMITTED BY : Mrs Nancy Heighway
DATE SUBMITTED : 15/01/2026

COMMENTS:

I wish to object to the proposed development on the grounds of traffic impact, pressure on local infrastructure, loss of green space, and significant flood risk.

Traffic levels around the site are already severely congested due to recent housing growth. This has been demonstrated by two serious accidents in the past week alone. Additional housing would further increase congestion, heighten the risk of collisions, and obstruct emergency vehicle access. Local schools, shops, doctor's surgeries, and other amenities are already oversubscribed, and the proposed development would place unsustainable pressure on services that are struggling to meet current demand.

There is no demonstrable need for further housing in this area.

There are already a high volume of properties for sale, rapid turnover, and numerous new builds already available nearby. The proposal therefore does not address a genuine housing shortfall.

The development would also result in the loss of a substantial area of green space and wildlife habitat. This land contributes to local air quality, biodiversity, and the character of area, which residents value for its balance of urban living and accessible natural areas. Removing this green space would cause long term environmental harm and diminish the quality of life for existing residents.

Finally, the site lies on land that floods multiple times each year. Building homes here would either expose future occupants to repeated flooding or displace floodwater into neighbouring areas, increasing risk and cost for the wider community. This demonstrates a lack of regard for local safety and environmental resilience.