

PLANNING REF: 251892

PROPERTY ADDRESS: 28 Mitford Close, Reading, Berkshire, RG2 8JQ

SUBMITTED BY: Mr Trevor Penney

DATE SUBMITTED: 19/09/2025

COMMENTS:

My objection to the planned construction of the 4 dwellings in Mitford Close Planning application number 251892 is as follows:

There are BATS roosting in the trees that are planned to be destroyed and taken down.

The area is known to support roosting bats, as acknowledged by the council in a previous planning decision. The current application would remove roosting trees, potentially violating UK wildlife protection laws. No ecological or bat survey has been provided as far as I know.

Your department must be aware about these roosts as your office instructed my next door neighbour on the "height limit" that she could build her extension, stating BATS as the reason. This is documented.

Therefore according to "The Conservation of Habitats and species Regulations 2017"

It is illegal in The United Kingdom to:

Deliberately capture, injure, or kill a BAT

#DISTURB BATS in their roost

#DAMAGE or DESTROY a BAT roost (EVEN IF BATS ARE NOT CURRENTLY THERE)

No one has been here checking on these creatures during the time that they are active.

The two people I spoke to with clip boards were here during the day. The bats weren't mentioned at the time, although we did discuss the Fox, kites and other creatures.

Apart from the above, the so called "DRY DITCH" is NOT always dry. In periods heavy rain the whole area becomes flooded and the ditch takes water down to "Foudry Brook" by A33 I believe. Rain water also runs down Mitford close when the weather is excessive.

(Please find attached image)

In the past the gardens of number 23 to 26 Mitford have suffered with flooding in the gardens including sewage overflow

The third concern would be the Parking in the turning area, which is already an extrem problem, with residents from Wood Green using an unauthorised gate to gain access to Mitford Close (please find the image from earlier this morning)

With an additional 8 to 12 cars that these houses could generate (based on BOTH parents having to work and one of the children owning a car).

Although two of the houses have a garage, garage's aren't always used for parking. So in total there is only two off street parking area's provided, as well as the turning area being changed to accommodate this

This could become a problem for access by emergency services and refuse collection etc. It also means that delivery drivers would turn on private driveways. There have been incidents where cars have been damaged by large vehicles turning on private driveways.

I have ring camera footage of such an incident that took place only a few weeks ago.

Yours sincerely

Trevor Penney (Resident)

28 Mitford Close



