

Planning Application Number 251086

To Whom It May Concern,

I am writing to formally raise my concerns regarding Planning Application 251086. Unfortunately, I have been unable to submit comments via the Planning Portal due to the lack of an option to include attachments. Therefore, I kindly request confirmation that this email, along with its attachments, has been received and will be considered as part of the consultation process.

Having reviewed the associated documents in detail, I also took the opportunity to discuss the application with Mr Paul Watson in person, in order to gain a clearer understanding of the proposals and their potential implications.

One of my primary concerns relates to the proposed location of the surface water attenuation basin, which appears to be situated on land to the south of my property. The installation of this feature, in its currently proposed position, would likely necessitate the removal of additional trees and surrounding vegetation. This is of significant concern not only due to the visual impact—altering the natural outlook from my home—but also because of the environmental implications. The area is currently home to a range of wildlife, and any further disruption would risk the loss of valuable habitats.

Should the application be approved, I strongly urge that the location of the attenuation basin be reviewed with the aim of minimising the removal of existing trees and vegetation. Mr Watson suggested that there may be an opportunity to revisit this aspect of the scheme post-approval, and I would appreciate reassurance that this will be actively pursued.

I am also concerned by the apparent reduction in the area allocated to the SANG (Suitable Alternative Natural Greenspace). This space is an important asset, both environmentally and for community use. Reducing its extent could significantly undermine its ecological and recreational value. I respectfully request that this element of the proposal is reconsidered to ensure the full benefits of the SANG are preserved.

Thank you for taking the time to consider these points. For reference, I have attached a copy of my email correspondence with Mr Paul Watson, as well as a photo showing the current view from my property.

Kind Regards

Joanna Bray

42 Copenhagen Rise

Spencers Wood

RG7 1YT



email correspondence with Mr Paul Watson

Dear Jo,

Apologies for the delay in coming back to you.

Having now had a look at this and spoken with the landscape and tree consultants I believe the tree / bush that sits behind your garden is approximately as shown below with the Green X.

The planning application is currently in outline only which means that the plans are indicative and show an example of how the development could be laid out. If the application was approved it would then be necessary to submit further detailed plans for agreement before any development progresses. These are called reserved matters submissions. The current layout is not fixed at this stage.



The current indicative plan does seem to show the tree / bush to be removed. However as this is only indicative there may an opportunity to amend this to allow its retention. You will see on the above extract that the blue line shows an option avoiding it and pushing the footpath over a little (red).

It is not a matter that is proposed to be fixed now but rather through the future reserved matters submissions. If you are writing to the Council about the application I have no objection to you forwarding this on and suggesting that it is a matter that you would like the detailed future design to take account of and we would be happy to look at this.

I hope that is helpful but do call me if you would like to discuss further.

Kind regards

Paul

Paul Watson

BA (Hons) DipTP MTP MRTPI

Director

Phillips Planning Services Ltd