

PLANNING REF : 251892
PROPERTY ADDRESS : 25 Mitford Close
: Shinfield, Berkshire
: RG2 8JQ
SUBMITTED BY : Mr Aidan Nicholls
DATE SUBMITTED : 15/09/2025

COMMENTS:

We have sent an email to planning.enquiries@wokingham.gov.uk including reference materials for review. We are objecting on the following criteria: drainage, infrastructure, lack of parking, and impact on protected wildlife.

The email includes evidence of severe flooding (including previous discussions with the council) and evidence of bats flying from the trees that are proposed for removal. The message of the email is provided below, for reference.

Dear Planning Officer,

We are writing to raise concerns regarding the proposed construction of four new houses near our property. We were not formally notified despite being directly affected; we can see the site from our garden and already experience run-off issues from the upper field. We only learned of the proposal through our neighbor.

We are alarmed at the plan for four homes in a space suited for one or two. Our concerns focus on drainage, infrastructure, parking, and impact on protected wildlife.

Flooding and Drainage

The site already suffers from significant run-off. The culvert mitigates flooding and must be maintained. In 2019 and 2023, we reported flooding issue in Mitford close to Wokingham council and Crosfields School. Significant investigation were carried out and the culvert was cleared. See attached emails exchange with My Boni Ngu (Principle flood Risk & Drainage Engineer).

Flooding: <https://youtu.be/jz4nnSXMapQ?si=zWm8oIRZNu61I0Rc>

Further more, there is a critical land drain infrastructure running across the back of the house from 23 to 26 Mitford Close. A manhole cover is station in the garden of number 26 with the piping heading across the proposed development to the culvert. The site being a old location of a pond means special attention was put on building key drainage infrastructure and preventing flooding. Creation of foundations will likely break through piping and changes of levels could drive water towards our properties.

Any changes will have an impact on the sensitive flooding issue and could result to damage to our properties.

Parking and Turning Circle

The proposed layout lacks adequate driveway space, forcing residents to park in the turning circle. This area is essential for deliver and emergency vehicles. Two years ago a fire engine had to access

the back of the school grounds via the turning circle and fence.

Request: Provide driveways for all homes, accommodating at least two cars per house. Realistically, this site can only support one or two homes with proper parking.

Impact on Local Wildlife (Bats)

The proposal removes several mature trees, which we frequently observe as home to a local bat population. We love watching them fly in and out of the trees, while sitting in our garden. Disturbing their roosts is illegal without proper surveys and mitigation.

Please see video

evidence of our local bats. We see a survey has been done, but we have video evidence showing contrary evidence that bats are using the trees.

Bats: <https://youtu.be/4z4ylCQC6Xw?si=zYXWzydjBc1wtNJq>

Bats 2: <https://youtu.be/LDlqjgZif10?si=gx5mVMSgkfaL8F3i>

Request: Conduct a new survey, considering our evidence of local roosts, and minimize tree removal wherever possible.

Lastly, we want to address conservation and planning consistency.

We are concerned about inconsistent enforcement of conservation standards. We and our neighbors have had to meet strict requirements for minor changes. For example, we were asked to plant a new tree when removing a small sapling that sprung up in our drive. Yet this plan removes multiple mature trees (protected by TPO) without replacement plans. Similarly, our neighbor had to lower the height of their extension to keep with the conservation area limits, yet these

proposed houses completely fill the available green space and extend several stories high.

We are not opposed to sensitive and sustainable development. The available land could be used to make 1-2 lovely homes, limit the amount of trees that are removed, and provide suitable parking. We don't see how it's possible to address these requirements without reducing the amount of homes.