

PLANNING REF : 252257
PROPERTY ADDRESS : By Scarletts Wood
: Scarletts Lane, Kiln Green, Berks
: RG10 9XD
SUBMITTED BY : Mr Michael Belsey
DATE SUBMITTED : 13/11/2025

COMMENTS:

We object to this proposal as it stands as we have the following concerns;

The ridge heights, in particular of plots 5&6, 14&15 and 17&18 all seem to have roof Dormer windows and increased roof heights to accommodate. This has been rumoured to be 8.9m which is way above the 7.2m max ridge height of the existing main nursery building. I think the proposal should have listed clearly in writing/detail building heights as this seems to be one of the most important topics for consideration.

In the numerous documents justifying the scheme they keep repeating there is a 'substantial reduction in footprint', which there obviously is from a numbers perspective but in reality, from a visual perspective, the current footprint/volume, especially from a height perspective, is concentrated in the middle of the site where it is arguably less obvious, whereas the new development has its volume at height and spread out - it will be hard to quantify how much impact this will have until everything is built - I guess an additional argument for keeping the building height to a minimum along with ensuring a thorough evergreen and deciduous planting boundary is kept/provided to allow ample screening from neighbouring properties.

Given the increased height of this proposed development backing onto open Green Belt fields, woodland and popular rural walking routes, it would have been hoped the developer could have provided a number of accurately visualised public viewpoints of the finished build along with screening from immediately neighbouring locations which have clear line of sight to the proposed development. (By Scarletts Wood, Warren House & Mill house for instance)

We also very strongly object to the "footpath" from the development to the crossroads between Milley Lane, Scarletts Lane & Castle End Road. The emergency flood egress seems a very weak and strange explanation (especially if it is to have a locked gate) and could prove to be a security risk, to not only neighbouring properties but the development itself. I also have concerns it's being kept as some sort of 'ransom' strip for possible future development. We would hope that it is removed from the scheme.

We would also like to see the proposal for street lighting changed from the proposed 5m high lanterns to low-level bollards to mitigate any light pollution from the site.

Were these issues addressed and amendments made, we would support the application.