

PLANNING REF : 251892
PROPERTY ADDRESS : 27 Mitford Close
: Reading, Berkshire
: RG2 8JQ
SUBMITTED BY : Mr Richard Bilbé
DATE SUBMITTED : 18/09/2025

COMMENTS:

I have several significant observations and objections to this proposed development.

Planning process: It is noted that notification of this planning application has NOT BEEN WIDELY CIRCULATED, and may contravene the validity of the planning process. I received some communication regarding the proposed development as I am an immediate neighbour, but other residents in the vicinity of this development have received NO NOTIFICATION. It is also noted that no 'Site Notice' has been

posted during this consultation period, to invite objections and comments on the proposed development. I feel that this is a deliberate cover-up to subdue objections from other affected residents of Mitford Close, and snowball the planning application through.

At the time of posting these comments, ONE day before the closure of the consultation period, only one other individual has submitted any comment on this application. This clearly demonstrates that there has not been an appropriate level of communication and notification that this planning application warrants.

Overall: A total of four houses on this site is a preposterous suggestion. Shoe-horning so many houses into what is a very compact site is simply impractical. It will significantly affect existing residents and land-owners within Mitford Close, impacting property values and serious degradation of the character within Mitford Close.

Parking: Insufficient usable off-street parking.

The provision of ONE off-street parking space per dwelling, as proposed, takes nothing into account of the highly likely occurrence of more than one car per dwelling being required in reality. Two of the proposed houses have integrated garages, two have driveways to accommodate one car per household. Garages are great, but are totally impractical in this world. The garages are very unlikely to be used as off-street parking and will result in the turning area being blocked instead. The use of the turning area to accommodate additional vehicles will make the proper use of the turning area impossible. This space is already apparently adopted by non-residents of Mitford Close, resulting in delivery vehicles and such like needing to turn utilising neighbouring driveways as the official turning area is restricted. I am aware of some collisions having occurred involving delivery vans turning on resident's driveways.

The proposed development of FOUR houses also appears to require the remodelling and reduction of the existing turning area to 'make things fit'. This is a fair indication that the site is far too small to

accommodate any more than TWO houses with suitable levels of off-street parking.

Electric vehicle charging points for ALL of these houses, would suggest two of these would need be located within the proposed

garage spaces. This presents a serious fire risk to these houses, which probably would not be insurable as a consequence. Again, impractical.

Green space: When Mitford Close was built on land (and the in-filling of an existing lake!!), previously owned by Crosfields School, certain covenants were put in place to protect trees and presumably maintain a community green space. My understanding is that the Tree

Preservation Order (TPO) in place in this area is a 'blanket' order covering ALL TREES over a certain size, and NOT just those extant prior to 1976. It appears that the Tree Preservation Order means nothing when development is suggested.

Utilities: Drainage of this plot has been a constant issue during the time that I have lived in the Close (35+ years). Excess rain water run-off across the plot and down the roadway is a regular occurrence during wet weather. This represents a significant flood risk to the proposed houses as well as existing houses within the Close, in

particular, No's 27, 28 and 29. Ground levels on the site will require adjustment (lowering) so that access to the driveways and (suggested) garages is nearer to being level to existing roadways, also exacerbating the potential flooding risk due to rain water run-off.

It is noted that provision will be provided for the maintenance of the culvert that runs across the site and the closure of the unauthorised gateway to No. 8 Wood Green. This maintenance access must be securely gated to prevent fly-tipping around this culvert, as has occurred previously. The builder's rubble and green waste from the most recent instances, still being in place.

Two of the proposed houses sit uncomfortably on top of some heavy power cables that run across the plot from the sub-station at the junction of Mitford Close and Whitley Wood Road. It is noted that these cables do not appear to be mentioned or shown on the planning proposals. The impact of these cables on this development could be alleviated if only TWO houses were built on the plot.

Wildlife: Loss of this green space destroys habitat for a multitude of wildlife species including bats owls, woodpeckers, deer (some of which are protected by law) amongst others and will inevitably sever a significant wildlife corridor between wooded areas in the vicinity. Despite the proposers of this development having commissioned an 'ecological survey', they have seemingly failed to note the actual existence of bats in the locality. The survey detailed elsewhere in the planning documentation, would suggest that no roosts had been observed, but this area is very much bat habitat. The very reason bats exist in the area is because of the relatively undisturbed trees in the locality. Bats are very much in evidence at dusk during the summer.

I understand that one neighbour had to amend plans for a simple extension to their home as the Close is within a Bat Conservation area. As per Tree Preservation Orders, the preservation of protected wildlife habitats seem to count for nothing.