

PLANNING REF : 261171
PROPERTY ADDRESS : 2 Loddon Court Farm Cottages
: 2 Loddon Court Lambs Lane, Spencers Wood, Reading, England
: RG7 1JG
SUBMITTED BY : Mrs Elaine Jones
DATE SUBMITTED : 04/06/2026

COMMENTS:

I wish to object to the planning application 261171 for the following reasons:

1. The site is unsuitable for housing as it is prone to flooding. Raising the static caravans above ground level will not mitigate for flooding around the dwellings with possible flooding of residents' belongings, cars and sewer systems with potential for health and safety concerns.
2. Increasing vehicle traffic from residents and visitors' cars, service, delivery and refuse vehicles will be unsafe in such a narrow country lane.
3. The sewer system in the area is already overloaded, recently sewer tankers had to remove waste in the village manually over a significant period-of-time as the system does not have the capacity to deal with even the existing network.
4. Five static caravans, 5 touring caravans, 5 day-rooms, room for all the cars (possibly as many as 2 per dwelling) associated with at least 10 dwellings, bin stores and hard-standing will change the character of this tranquil rural area. The applicant also notes that existing vegetation will be disturbed to allow the development to be built, this, raises concerns that any screening of the development will be reduced or non-existent. This countryside area is outside the settlement boundary and should be subject to countryside protection policies.
5. The local services such as schools and doctors' surgeries are already full to capacity and cannot cope with further increases in population.

In conclusion, the proposed site for the 10 dwellings, 5 day rooms and car areas is not suitable for residential use due to flooding risk, safety concerns from the additional traffic, lack of adequate sewage proposals, under-capacity of local services such as the local doctors surgery and would result in unacceptable harm to this rural area.