

PLANNING REF : 251458
PROPERTY ADDRESS : 2
: 2 Jardine Meado Jardine Meadows, Spencerswood, Berkshire
: RG71YP
SUBMITTED BY : Mrs Lesley O'Donnell
DATE SUBMITTED : 28/07/2025

COMMENTS:

Appeal to refuse planning permission for two additional properties at Jardine Meadows, it is very disappointing to be back in this situation again.

"We have witnessed a blatant disregard for local planning regulations, as evidenced by our own experience with multiple visits from Wokingham District Council Planners due to our properties not adhering to the original planning approvals."

Harm to the area's character and green infrastructure.

Returning back to the refusal of previous planning application - all points still stand.

Summary of Planning Application Refusal

Proposal:

Erection of 2 x 4-bedroom detached dwellings, with access and landscaping.

Decision:

Refused Issued on 28 February 2024

Key Reasons for Refusal:

Loss of Trees and Inadequate Landscaping

Removal of existing trees (most already cleared) without sufficient replanting.

Contravenes: Core Strategy Policy CP3, MDD LP Policies CC03 & TB21, and the NPPF.

Ecological Impact Great Crested Newts

No ecological survey or mitigation provided for this protected species.

Contravenes: NPPF Section 15, Circular 06/2005, Core Strategy Policies CP3 & CP7, MDD LP Policy TB23.

Biodiversity Harm

Vegetation clearance resulted in significant ecological damage.

No justification or biodiversity compensation provided.

Contravenes: Core Strategy Policies CP3 & CP7, MDD LP Policy TB23, NPPF.

Emergency Planning Concerns

The site may not be suitable considering proximity to the Atomic Weapons Establishment (AWE) at Burghfield.

No assessment against the Off-Site Emergency Plan (OSEP).

Contravenes: MDD LP Policy TB04, Core Strategy CP3, NPPF.

Thames Basin Heaths SPA Impact

No planning obligation to mitigate the development's effect on this protected area.

Contravenes: Habitats Regulations 2017, Directive 92/43/EEC Article 6(3), South East Plan Policy NRM6, Core Strategy CP4 & CP8.

Affordable Housing Provision

No legal obligation submitted to support affordable housing delivery.

Contravenes: Core Strategy Policy CP5, NPPF Section 5.