

PLANNING REF : 252138
PROPERTY ADDRESS : 2 Mearing Grove
:
: RG2 9RF
SUBMITTED BY : Ms Oriana Dempsey
DATE SUBMITTED : 02/10/2025

COMMENTS:

Environmental Impact

No convincing measures that would prevent the loss of habitats, fragmentation of green areas, or the reduction in local wildlife. The plans depend on further surveys, rather than providing strong strategies to protect irreplaceable natural assets from the outset.

Traffic and Transport

It offers little in terms of robust traffic management or meaningful improvements to existing infrastructure, and the references to public transport and cycling do not compensate for the increase in car journeys.

Education Provision

No proposal to expand availability or improve existing provisions. There are already issues with 118 first choice applicants for Alder Grove school and not enough places.

Flood Risk and Drainage

No substantial detail on how increased rainfall or surface water will be handled reliably. The area that is earmarked for potential development regularly floods over the winter months.

Health and Community Facilities

The application ignores the risk that more residents will further stretch these resources without any new provision. Additional council tax and economy boosts do not guarantee additional community provisions (such as school, doctors surgeries, and dentists).

Affordable Housing

The stated mix of housing types is vague, lacking firm figures or enforceable commitments. It is unclear whether the needs of local people will actually be met through affordable housing options.

Heritage and Landscape Character

The application confirms some landscape and archaeological impacts but does not include adequate protective measures to offset the impacts.