

PLANNING REF : 250604
PROPERTY ADDRESS : Heath Lodge
: Heath Lodge, He Heathlands Road, Wokingham, Berks
: RG40 3AR
SUBMITTED BY : Mr And Mrs David & Alison Pedley
DATE SUBMITTED : 16/04/2025

COMMENTS:

We, as neighbours directly to the north of the proposed development, wish to object strongly to the development proposal.

The 'consultation period' has taken place wholly while we have been away on holiday. We were not informed of the proposal prior to leaving a week before the consultation period began. It is only by chance that we became aware of it.

In the circumstances, we request that a slightly late response be accepted.

Personal Objections

The proposed development is outside the Development Boundary of the Local Plan, save for the existing house, which is to be demolished. It will greatly increase the density of housing at the southern and semi-rural end of Heathlands Road. The proposed houses are well 'packed-in'.

We consider it to be a 'trojan horse' which, if approved would help establish a precedent for a higher density of housing in order to smooth the passage of the developer's proposed development to the south of this site (refused but under appeal).

We see no reason why a perfectly functional family home, in keeping with other properties in the area, should be demolished to make way for higher density development. The development would replace open land - lawn, woodland and a tennis court. It can hardly be argued that the current house is unsuitable as plans have recently been approved to greatly enhance it.

The development would greatly increase noise levels on the side of our property housing the main bedrooms. In particular, the access road to the development appears to run immediately adjacent to our southern boundary. Were the development approved (which we hope that it will not), we would ask that a solid (eg tarmac) drive be mandated, rather than gravel to at least partially alleviate this. Several trees immediately adjacent to our southern boundary have had Tree Preservation Orders imposed on them. The access drive to the proposed development is shown to lay over the root system of most of these. We are not expert but would suggest that the foundations for a drive, necessary compaction of the substrate and the constant pressure of traffic would present a hazard to these roots. Perhaps the

Council's Tree Officer could comment. We would not wish to be held responsible either for immediate or long-term damage to the trees.
Infrastructure

Local infrastructure is already under severe stress. There are no shops within reasonable walking distance and GP access is very limited. schools in the area are over-subscribed. Bus services are extremely sparse. Access to any facility would inevitably be by car and equally inevitably, each house would have at least two cars.
Transport

There seems little consideration in the application of access. There are no pavements on Heathlands Road and few, if any, verges. Walking to and from the site would be extremely hazardous. Furthermore, cycling is equally dangerous. The road is narrow, high-speed and

frequented by the largest HGVs.

Both at school collection time and rush hour, traffic can queue back from the traffic lights, well beyond the development's proposed access road. This will certainly be made far worse once the new Southern Distributor Road connects to Easthampstead Road.

Other Considerations

We note several references in the submitted documents to development of the field to the south of the proposed site. They assume that permission will be granted for this. Permission has been refused for that development but the decision is being appealed.

The bat survey identifies a population of bats within the roof space of the original house, which is proposed to be demolished.

We also note that the tree survey refers to a previous development proposal simply to extend the existing house.