

PLANNING REF : 251458
PROPERTY ADDRESS : 5 Jardine Meado Spencers Wood
: Reading
: RG7 1YP
SUBMITTED BY : Mrs Samantha Lawless
DATE SUBMITTED : 29/07/2025

COMMENTS:

As in the previous application for this land, my main objection to the erection of two 4 bedroomed houses on this site is based around their environmental impact and the over development of a small site.

Felling of trees, environmental impact and character of the road

The reports that accompany this planning glancingly mention the widespread felling of the trees during nesting season in 2023 by the applicants of this planning. It is hard to comment on understandably but somewhat cynical, to minimise the impact of further felling thanks to lack of evidence of wildlife on the land (that had nesting baby owls in when the trees were felled). The reports state that the

Wokingham planning officer could confirm that no protected trees were felled during this time but it is to be noted that the forestry commission visited the site and, being appalled by the destruction, recommended further action taken against it. None was taken and no trees were replaced. The crested newts mentioned didn't have a chance to return since the land has been mowed fortnightly since the destruction of the trees.

The squeezing in of 2 houses on this small plot further calls for more tree felling, indeed nearly every single tree left. This will have further impact on the wildlife, change the landscape of the entrance to Jardine Meadows and remove the natural sound cushion on this

increasingly busy area. The reports suggest that this tree loss can offset by improving in another area but obviously does not reduce the environmental impact here.

Across the road and behind the plot are 2 large housing estates, removing the trees here would seemingly make Jardine meadows part of them and would require careful landscaping. Particularly so since another house has been approved on the site already, after much objection and a long consideration period. There have been issues with landscaping in the Jardine Meadows development already, with planning officers visiting the site in 2023 and noting marked differences in a number of building and landscaping areas- removal of hedgerows, changed driveways, lack of bat and bird boxes, absence of cycle stores as approved in planning to name a few. Croft road is a small local country road with no pavements and is becoming increasingly congested with cars, horses and pedestrians sharing the same routes. Two 4 bedroomed houses will only add to the increased traffic. It is changing into a congested area without the infrastructure to deal with it with flooding of the ditches, limited passing places and near misses. Likewise, the pebbled driveway access is not suitable for more houses and needs constant attention. The

transition of materials between croft road and the pebbled driveway is also creating large holes, which become large puddles when it rains due to the drainage problems here. There are a lot of cars for a small plot with a very small reversing area at the front here where there is more wear on the pebbled driveway that is currently

not really fit for the cars it serves.

Privacy

In addition, unlike the rest of the houses on this road, the plans have included windows overlooking Number 5. Every other house here has been carefully planned in terms of layout so that none have living areas right next to each other (garages and kitchens adjacent to

iving rooms). In this plan, the living room would be right across the fence from the living room of number 5, leading to a loss of privacy in terms of sight and noise. I can see that the buildings are staggered but the noise from any TV's, stereos etc will be directly filtering into the house. The two planned houses will not have overlooking windows.

After reading the reports, it is unclear if the previous objections have been addressed and there is a question of whether it is just to destroy an area of habitat, remove more trees while it recovers and offset that with an environmental project elsewhere.