

PLANNING REF : 261175
PROPERTY ADDRESS : Royals Avenue
: Finchampstead
: RG40 4RG
SUBMITTED BY : Mrs Rosie Mckeown
DATE SUBMITTED : 06/07/2026

COMMENTS:

Dear Planning Officer,

I object to Planning Application 261175 relating to the proposed sewer works and permanent ventilation column within Hazebrouck Meadows SANG.

Whilst I appreciate the need to improve sewer infrastructure to support existing and future residents, I do not believe the application demonstrates that the proposed location of the permanent ventilation column is the least harmful option.

The applicant's own Planning Statement confirms that Wokingham Borough Council requested an alternative location for the ventilation column during the pre-application process. This indicates that concerns regarding the proposed siting already existed. However, the submitted documents do not adequately explain why alternative locations were discounted or demonstrate that the current location represents the optimum solution.

The Landscape and Visual Appraisal also acknowledges that the works will introduce an engineered and visually disrupted character into an area that currently functions as semi-natural greenspace, with moderate impacts during construction and the temporary removal of young trees, scrub and grassland. Whilst reinstatement planting is proposed, replacement planting will take many years to establish and cannot immediately replace the existing landscape character or screening.

Hazebrouck Meadows was created as a Suitable Alternative Natural Greenspace (SANG) to provide an attractive, natural environment for residents and to mitigate recreational impacts arising from housing growth. The introduction of permanent above-ground utility infrastructure is contrary to the purpose of this public open space unless it can be clearly demonstrated that there is no less harmful alternative.

The application also provides insufficient information regarding the long-term management of the ventilation column, including maintenance access, future operational requirements and how any potential amenity impacts such as odour or visual intrusion will be monitored and addressed over the lifetime of the infrastructure.

Given that alternative locations have already been discussed with the Council, I respectfully request that planning permission is refused unless the applicant can clearly demonstrate that the proposed location is unavoidable and that all reasonable alternatives have been fully assessed. At the very least, further information should be required regarding alternative siting options, long-term maintenance arrangements, landscape mitigation and the permanent

impact on this valued public open space.

I therefore ask the Council to refuse the application in its current form or require amendments that significantly reduce the permanent impact on Hazebrouck Meadows SANG.