

PLANNING REF: 261597

PROPERTY ADDRESS: 1 Evesham Place RG41 1JF

SUBMITTED BY: Mr John M Nicholls

DATE SUBMITTED: 11/08/2026

COMMENTS:

I understand that the deadline for submitting comments on app 261597 is now August 14th. The attachment lists some up-to-date environmental concerns, related to planning, that may not have featured in approvals so far. In particular, predictions of extreme climate events, including rainfall and drainage, if based on historic data, will be unreliable. Overcrowding, and the co-location with a major highway, will be degenerative. The proposed development may satisfy the short term needs of shareholders and politicians, for different reasons, but has the appearance and characteristics of an enclave, the plans cobbled together, mostly in secret.

Ref Planning App 261597, Old Forest Rd.

- Unfortunately, the original was not given adequate circulation.
- From personal experience a mix of style and size of accommodation produces a more settled community.
- What account has been taken of the impacts of climate change? I have little doubt that summertime temperatures will rise a further few degrees with seasonal peaks of 35 – 45 deg C. Air con should become essential in new builds. What ventilation will the properties be required to have?
- As we have seen in recent months, fire is a hazard in grass and woodlands, as well as in cramped accommodation. I assume that fire assessments are a responsibility of Councils.
- I see no reference to sound barriers along the NDR – but have not seen all docs. I assume that calculations of short period run-off of rainfall from the NDR, to new properties bordering it, have been made using new climate adjusted data.
- Finally – others have raised concerns that I will not repeat - whether the affordable element is 40 or 100%, how many properties will have accessible (for wheelchairs etc) facilities.