Dear Mr Vellance,

As I and many others consider Smallbrook Meadows to be a 'Valued Landscape' I wish to express further reasons why this application PL/2023/07696 should be refused.

Firstly, the original dwelling is set unobtrusively and sympathetically, as the original owner intended, next to a tranquil nature reserve and an ancient water meadow that buffers a rare chalk stream SSSI SAC, where light pollution was minimal and even purposefully mitigated for by the planting of trees, hence named The Woodlands. Even after the recent removal of many of these trees by the developer the image below shows only one window is emitting light out into this important dark sky area. The proposal clearly shows that there will be excessive light pollution spilling out on all four sides from this much taller, larger ugly modern style new-build and hobby room above the new-build garage which threatens to disrupt the natural environment and its biodiversity which depends on the lack of disturbance for this important wildlife corridor - which up until now has been afforded it from the original design.



Recent studies show Invertebrates can be especially affected by artificial lighting at night, including their feeding, migration and dispersal, predator avoidance and reproduction. These impacts can potentially have sustained consequences on insect diversity and the ecosystem services that they provide. Rivers and their ecological corridors they provide, are particularly sensitive to light pollution and lighting schemes in these areas should be carefully planned to avoid negatively affecting invertebrates and the environment.

Given the close proximity to the designated SAC the impact from this proposed development should be assessed by itself and in combination with other developments (some still under construction) as to the possible negative effects it would cause to land, water and biodiversity ensuring that we safeguard this important component of local wildlife-rich habitat and its connectivity to the wider ecological networks it provides.

Recent surveys of Smallbrook lane, the water meadow and river corridor have recorded a multitude of bat species in the immediate area, (Data currently with the County Recorder) so I believe this alone is good enough reason for full ecological surveys to be undertaken to establish what species may be impacted.

The following image shows the original south-facing view (noting trees have been removed) onto the water meadow and river corridor, an old unbunded heating oil tank where a contaminated land survey should be requested, as this proposal and its construction could impact on the river basin.



Access for roosting bats and birds including missing tiles are plentiful and surveys are required.



Along with recent roof damage from poor (or purposeful) tree surgery, the asbestos roof of the adjacent shed has now been compromised by a felled tree dropping on it resulting in land/air exposure/contamination to the site and adjacent land and will require a contaminated waste management / remediation plan.







The adjacent water meadows has stone and brick workings which may continue into this plot and maybe of historical interest and requires further investigation.

Finally, the developer seems to be employing every trick in the book to disguise this as permitted development, no matter how he dresses it up, it's still a re-build and should be treated as such.

The comments in this document should also apply to PL/2023/07590 which threatens to significantly increase the native impact of this 'Valued Landscape' if these applications are accepted.