

PLANNING REF : 250517
PROPERTY ADDRESS : Parkside House
: Lambs Lane, Spencers Wood, Berkshire
: RG7 1JE
SUBMITTED BY : Mrs Corinna Bull
DATE SUBMITTED : 02/04/2025

COMMENTS:

I am writing to express my formal objection to the proposed development at Body's Farm. While I understand the need for new housing, I believe that the scale and nature of this development raises several significant concerns that must be addressed before approval can be granted.

One of the key issues is the provision of affordable housing. The current proposal does not meet the standards outlined in the draft local plan, which calls for 50% of the housing to be affordable. This is a critical aspect, as it would ensure that the development not only provides homes for those who can afford market prices, but also addresses the local need for affordable housing. I strongly urge that the developers reconsider their plans and increase the proportion of affordable housing in line with the draft local plan. This would ensure that the development benefits a wider section of the community and creates a more sustainable, inclusive environment.

Another serious concern is the development's location within the Dangerous Explosion Planning Zone (DEPZ). The safety implications of this are far-reaching and cannot be ignored. The site's position within the DEPZ creates serious issues with evacuation routes, as there is no clear, safe route leading eastward out of the development. This is particularly worrying for vulnerable groups, including elderly residents and those in care homes. The lack of a comprehensive evacuation strategy raises questions about the viability of this site for residential use, and I believe it is imperative that the developers address these safety concerns in greater detail before the application is considered further.

Additionally, the impact on local traffic infrastructure is a major issue. The existing road network, particularly White House Lane, is inadequate to handle the additional traffic generated by this development. The road is already narrow and frequently experiences congestion, especially at accident-prone areas such as the Beech Hill crossroads. Given the anticipated increase in traffic, I believe it is crucial that the developers fund significant improvements to the local roads to ensure they can safely accommodate the new residents. This should include widening and upgrading White House Lane, as well as improving junctions and pedestrian crossings, particularly in areas that will see increased foot traffic, such as around the proposed school.

There is also a pressing need for additional educational facilities in the area. The nearby schools, including Lambs Lane School, are already at capacity and cannot adequately accommodate the additional students that will be generated by the new homes. I would urge that the developers provide a new school as part of the development, and that this school be designed with sufficient capacity to accommodate not

only the children from the new development but also the existing demand in the surrounding area. The proposed two-form entry school is insufficient, and I would strongly recommend that a three-form entry school be considered. Furthermore, the school should be built early in the development process to ensure that children from the new estate are able to attend a local school without delay.

Finally, there is concern regarding the lack of sufficient public facilities and green spaces within the development. The plans currently offer limited recreational space, which is inadequate given the number of new residents. I believe that the developers should ensure there are ample green spaces and facilities for outdoor activities, as well as community areas that can be used for a variety of purposes, including events and social gatherings. In addition, there is no mention of allotments, and I would strongly advocate for the inclusion of these as part of the development, particularly given the lack of such facilities in the wider area.

I believe that this development, as it currently stands, does not adequately address the needs and concerns of the local community. I urge the planning committee to take these issues seriously and reject this application.