

PLANNING REF : 242665
PROPERTY ADDRESS : 19 Kingfisher Grove
:
: RG71RA
SUBMITTED BY : Mr James Macintyre
DATE SUBMITTED : 26/10/2024

COMMENTS:

I wish to strongly object to the planning application-Land West of Kingfisher Grove for the below reasons:

Over Development

Three Mile Cross has seen substantial residential development in the last few years without any additional infrastructure improvement to

keep up. The two local GP surgeries are working at absolute maximum capacity already with long delays for access to general medical care. Swallowfield Practise alone is running at nearly twice the national average of patients to GP ratio. No thought has been given

to how an already extremely overstretched service will cope with over 200 potential new persons as a result of this development. The local schools (Primary and Secondary) are again oversubscribed without any thought to how they will cope with any additional

children moving into the area. The addition of circa 200 more people trying to access these already oversubscribed services and without any additional infrastructure promised, these services will fail more than they already are.

The local roads already cannot support the level of traffic for the area since the new developments of Mitford Fields and Stanbury Place. This is without consideration to the circa 100-150 additional cars which this new development could bring.

Lack of Accessible Public Transport

There is a distinct lack of public transport links for the area with bus routes being cancelled. The closest bus stop for this development is past Budgens petrol station on the Basingstoke Road, this means people will have no alternative other than to use cars to

reach destinations. This is in direct contrast to the Shinfield Neighbourhood Plan Policy 3. This development in no way encourages the use of public transport which in turn increase noise pollution and environmental pollution for the local area.

Inadequate access via Grazeley road

The access to the development via Grazeley Road is not sustainable. Grazeley Road, with the current traffic levels is already very overpopulated with most households having 2+ cars. The access onto

Grazeley Road from Basingstoke Road is very congested and the whole area can block up during busy periods. This junction cannot cope with the current traffic levels never mind adding an additional 100+ cars to the mix.

The proposed T junction access into the new development is narrow

and long winded before reaching any of the actual buildings. Also, as

there is only one proposed entry/exit point, if this was to be blocked, I would be extremely concerned as to whether emergency

services would be able to access if needed.

Outside Settlement Boundary

The proposed application site is located outside of the settlement boundary within the open countryside. Wokingham Borough Council Core Strategy (CS) Policy CP11 therefore applies. This policy states

"In order to protect the separate identity of settlements and

maintain the quality of the environment, proposals outside of development limits will not normally be permitted". The site is located adjacent the settlement boundary of Three Mile Cross which is designated as a

modest development location so it cannot be designated as a rural exception site.

The site also appears as an extension of the existing settlement; it is not an infill site, nor is it development on previously developed land. It would act to close the gap between Three Mile Cross and Spencers Wood. Therefore, it would be contrary to the Shinfield Neighbourhood Plan Policy 1.

Nuclear Safety Zone

Under the Burghfield safety zone- the fact that the entire development must be able to be evacuated in 7 minutes applies. If

the singular entry/exit road was impassable, what thought has been given to this aspect?

Local animal habitat and Green Space

The outline application proposes to increase public access to green space. Local community has been using the fields for dog walking,

exercising etc where the proposed development would be built for years. With the addition of new developments over the years, this recreational use has only been increased further and was particularly important during the pandemic. If this new development

is built, I strongly believe that it will decrease the public's access to safe local open space.

These areas are also home to wildlife that have already been pushed out of their habitat with all the developments around and conserving

them should be extremely important.

Developers also need to make sure they have a proper traffic management system in place for heavy machinery and contractors van. They must provide off site parking for contractor vans and not use Grazeley Road or Kingfisher Grove.