

PLANNING REF : 250517
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PROPERTY ADDRESS : Rose Cottage
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: Barracks Lane, Reading, Berkshire
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: RG7 1BB
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SUBMITTED BY : Mr Anthony Simpson
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DATE SUBMITTED : 16/03/2026

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COMMENTS:

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I strongly object to this planning application for the following reasons:

1. DEPZ - AWE Burghfield Nuclear site Detailed Emergency Planning Zone:

- This land is within the AWE Burghfield Nuclear site Detailed Emergency Planning Zone (DEPZ).
- AWE (on behalf of AWE and the MOD) have already expressed concerns about houses on this land (see application 241261)
- A smaller application within the DEPZ has already been dismissed by the Secretary of State and therefore the same should happen to this much larger application that will put many more people in danger.
- No moderate or larger developments should take place in this zone.

2. Landscape and Countryside Harm:

- The plan lies outside of the defined settlement boundary.
- The plan conflicts with the Shinfield Neighbourhood Plan.
- Significant encroachment into open countryside.
- Insufficient buffer zone all along the boundary.
- Plans show houses, paths and play areas right next to existing houses.
- A densely populated area of new trees and hedges is necessary prior to any bricks being laid so that the new properties, paths and play areas do not overlook existing properties.
- All existing trees, hedges and bushes must be protected and not removed under any circumstances
- There are many properties all along the boundary that will be significantly affected by this application, in particular, loss of privacy and loss of sunlight.

3. Highway Safety - Basingstoke Road is too narrow to handle this increase in traffic:

- Increased traffic near Lambs Lane School will pose a risk to children and parents.
- The proposed access points will increase traffic congestion and create serious safety hazards
- The junction of Beech Hill Road, Lambs Lane, and Whitehouse Lane is a known accident black spot with a history of severe collisions.

- Roads such as Kingsbridge Lane, Back Lane, and Whitehouse Lane do not have adequate passing provisions, footpaths, or lighting.

4. Dangerous access proposals to Basingstoke Road / Hyde End Road:

- The plan suggests dangerous access points for cyclists and pedestrians.
- The proposed Century Drive access enables significant foot and cycle traffic directly through an established children's play area.
- The proposed Barracks Lane access is to private property - a narrow single lane that is just wide enough for a car and no capacity to add a pavement to the side of it.
- Barracks Lane is also dark and unlit and certainly not safe for walking and cyclists and a cut through from the new development would be dangerous and lead to accidents between cyclists, pedestrians and cars.
- A report has been added in the latest amendments that add no value to the proposal, and it seems the author of the document does not really understand the local area (they couldn't even get the names of the roads and lanes correct (Barracks Road????))

5. Other Infrastructure issues:

- The removal of the proposed new Doctors surgery makes this proposal weaker, and the area is already short of GP surgeries.
- The plan for schooling is insufficient and will cause massive infrastructure issues.
- There is often standing water both within the field and around the boundary and this causes issues to existing properties along the boundary. The plan does not consider how this will affect the existing properties on the boundary and where the displaced water will go.
- The local water supply already struggles with low pressure, and we have seen a number of outages in recent years.
- The electrical network is substandard, and power cuts are frequent. Increasing demand without addressing these deficiencies will only exacerbate the problem.

6. Wildlife - The size and scale of this application would have a detrimental effect on local wildlife in the area. This includes protected species such as Bats, Barn Owls, Red Kites, and Great Crested newts. Badgers are known to live in the area as well as many deer, pheasants and foxes.

In summary, the amendments to this application have made a bad proposal worse, not better.

It is dangerous to try to shoehorn a development into a field that clearly does not have the infrastructure and puts all residents at risk.

We have all accepted the 3500 homes that have already been built in this area and are putting up with the traffic jams, dangerous driving and inappropriate parking.

Basingstoke Road and Hyde End Road were not designed for this level of development and cannot take any more.

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