

PLANNING REF : 250517
PROPERTY ADDRESS : 38 Century Drive
:
: RG7 1PE
SUBMITTED BY : Crystal Harrison
DATE SUBMITTED : 14/04/2025

COMMENTS:

I am writing to formally object to the proposed development at Body's Farm. As a resident living in extreme close proximity to the site, I have significant concerns about the detrimental impact this development would have on local infrastructure, safety, the environment, and overall community wellbeing. My objections are outlined below and are based on valid planning grounds.

The Proposal Is Not Part of the Adopted Local Plan

This development, which includes not only homes, but also schools and business premises, is not included in the adopted Wokingham Local Plan. The Council has already committed to delivering significant housing numbers, including the proposed 4,000 homes at Hall's Farm, which will already place severe strain on the area's infrastructure, services, and environment.

Approving an additional, unplanned development of this scale outside of the Local Plan undermines the integrity of the planning process. The Local Plan exists to ensure sustainable, coordinated growth and to give communities clarity on where development will take place. This proposal bypasses that process entirely, which is unacceptable and sets a dangerous precedent.

Increased Flood Risk to Existing Properties

My property, and many others in the area, are already vulnerable to flooding. In December, following fencing works, the water table on my land was measured at just 20-30 cm below the surface. Any additional surface runoff and reduced ground permeability caused by this development will increase the risk of flooding not only to my home but to neighbouring properties as well.

There is no evidence that adequate mitigation is in place, and the site is clearly not suited for this scale of development from a drainage perspective.

Severe Strain on Roads and Infrastructure

The local road network is already overwhelmed. It currently takes 30 to 45 minutes to exit the village and reach the M4 during peak times adding new exits. The Three Mile Cross junction, already over capacity, cannot safely accommodate additional traffic.

This creates major concerns not just for daily congestion, but also in emergencies, where safe evacuation may become impossible. The infrastructure cannot cope with further development.

Inappropriate Development Within the AWE Burghfield DEPZ

The proposed site sits within the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield. This is a designated area with strict emergency planning requirements due to the potential fallout risk in the event of a nuclear incident.

Constructing residential developments and schools within this zone poses serious public safety and national security concerns. These concerns have already led to objections from bodies such as the Ministry of Defence and Office for Nuclear Regulation on similar nearby applications. This proposal must not be allowed to proceed in such a high-risk area.

Loss of Privacy and Overbearing Impact on Existing Homes

The proposed development will directly border existing homes, creating loss of privacy, overshadowing, and an overbearing visual impact. Our quality of life will be severely diminished by the presence of high-density housing on what is currently peaceful green space.

Inadequate Parking and Poor Design

As seen in similar nearby developments, there is a lack of adequate parking provision. Overflow parking will inevitably spill into neighbouring roads, increasing congestion and posing risks to both pedestrians and drivers. The design prioritizes maximum density over livability and community needs.

Environmental Harm and Loss of Biodiversity

Body's Farm is one of the last remaining natural green spaces in the area. It is home to a wide variety of wildlife, including deer, foxes, and red kites. The surrounding areas are already being converted into solar farms, and this proposal would completely eliminate this final ecological refuge.

This directly contradicts the Council's stated commitment to tackling the climate emergency and protecting local biodiversity.

This development is unjustified, unsustainable, and dangerous. It is not part of the Local Plan, conflicts with national safety guidance, and will cause lasting harm to residents, infrastructure, and the environment. The local community is already under enormous pressure from existing and approved developments such as Hall's Farm we cannot absorb more.

I urge the council to reject this proposal in its entirety.