

PLANNING REF : 250517
PROPERTY ADDRESS : 8 Bryant Crescent
: Spencers Wood, Berkshire
: RG7 1FG
SUBMITTED BY : Mrs Jasmine Allen
DATE SUBMITTED : 27/02/2026

COMMENTS:

Please accept this letter as my formal objection to planning application 250517. Although the applicant has slightly revised their plans to reduce the housing numbers to 420, this minor tweak fails to address the very real harm this development will cause. Building a sprawling housing estate, an 80-bed care home, a school, and commercial units on this site is entirely out of proportion for a rural village setting like Spencers Wood.

I urge the council to refuse this application based on the following severe issues:

Nuclear Safety and the AWE Burghfield DEPZ

My absolute primary concern is the site's proximity to the Atomic Weapons Establishment (AWE) in Burghfield. This land falls within the Detailed Emergency Planning Zone (DEPZ). The Office for Nuclear

Regulation (ONR) strictly controls population growth within this radius to ensure that emergency evacuation and sheltering plans remain functional in the event of a radiation incident.

Intentionally

introducing over a thousand new residents into this zone is highly irresponsible. Furthermore, placing highly vulnerable groups such as elderly residents in a care home and young children in a newly built primary school inside this emergency radius poses a massive logistical risk to public safety and stretches the local Off-Site Emergency Plan beyond acceptable limits.

Failing Water and Sewage Infrastructure

Our local infrastructure simply cannot sustain a development of this size. Thames Water has explicitly submitted comments on this application highlighting the "inability" of both the existing sewage treatment works and the local water supply network to meet the demands of this site. Approving hundreds of new homes and commercial facilities when the statutory provider has clearly stated the pipes and treatment plants cannot cope is a recipe for disaster. This will inevitably put existing residents at risk of low water pressure, plumbing failures, and environmentally damaging sewage overflows.

Traffic Gridlock and Deteriorating Air Quality

The sheer volume of extra cars generated by 420 households, combined with school drop-off traffic, care home staff, and commercial deliveries, will paralyze the local road network. The B3349 Basingstoke Road already struggles with congestion. The applicant's own transport data shows that vital local intersections, such as those at Hyde End Road and Beech Hill Road, will be overwhelmed. As a direct result, drivers will inevitably use unsuitable rural routes like Clares Green Road and Church Lane as rat-runs.

With this massive increase in stationary and slow-moving traffic comes a severe drop in air quality. Pumping increased exhaust fumes

and
brake-dust pollution into a rural community and right next to a
proposed primary school presents a genuine health hazard to local
families.

Erosion of Rural Identity

Spencers Wood is a rural community, but relentless overdevelopment
is rapidly turning it into an urban sprawl. This enormous hybrid
scheme will further blur the green boundaries that separate Spencers
Wood, Three Mile Cross, and Swallowfield. Paving over greenfield
agricultural land irreversibly destroys local wildlife habitats.
While the developer has promised an artificial SANG, a manicured
park bolted onto a massive housing estate does not replace true,
established countryside or compensate for the loss of local ecology.

Summary

This revised application is just as damaging as the previous
versions. A minor reduction in the number of houses does not fix the
fundamental problems: the severe public safety risks regarding the
AWE DEPZ, the confirmed lack of water and sewage capacity, and the
devastating impact on local traffic and air quality.

This development is unsustainable and unsuitable for our village. I
respectfully ask that the planning committee refuse this
application.