

PLANNING REF : 250517
PROPERTY ADDRESS : 2a Lansdowne Gardens
: Spencer's Wood, Reading, Berks
: RG7 1PF
SUBMITTED BY : Mr Paul Franklin
DATE SUBMITTED : 23/06/2025

COMMENTS:

I am writing to formally object to the planning application for Application Number 250517. As a resident of the area, I have significant concerns regarding the impact this development will have on our local community, infrastructure, and overall safety.

While I understand the need for development, the Council must recognise the over-development of this area in the last 10-15 years and the negative impact it continues to have. Beyond personal impact, the broader concerns regarding safety and infrastructure must be addressed.

The site lies within the Evacuation Zone for the Atomic Weapons Establishment (AWE) facility at Burghfield, an area that the Authority already plans for in the event of an emergency. However, any major evacuation routes from this development would not be able to support further and additional volumes of traffic. Additionally, the road network around this area is already under significant strain. The proposed access points will increase traffic congestion and create serious safety hazards. In particular, the junction of Lambs Lane is a known accident black spot with a history of severe collisions, and roads such as White House Lane are predominantly single-track, with no adequate passing provisions, footpaths, or lighting. Increased traffic near Lambs Lane School will worsen already challenging parking and road-crossing conditions, posing risks to children and parents.

The local water supply already struggles with low pressure, and the electrical network is substandard. Increasing demand without addressing these deficiencies will only exacerbate the problem. Environmental concerns also need serious consideration. The area is home to protected species, including bats, deer, and owls, all of which are covered by conservation laws. The developers must provide a comprehensive and independently verified environmental impact assessment before any approval is granted.

Another critical issue is the high-pressure aviation fuel pipeline that runs through the site. The Ministry of Defence previously rejected applications on safety grounds due to a tributary of this fuel line running through that site. This raises serious questions about why development at this site is being considered at all.

Furthermore, the developer's transport assessment appears to significantly underestimate the number of vehicles this development will introduce. The majority of households in the area own at least two vehicles, and in many cases, three or more. The lack of an accurate assessment undermines confidence in the application's credibility and, in its current form, does not represent the reality of congestion in this area.

School provision is a major issue. The existing Lambs Lane School is already at capacity and cannot accommodate the influx of children

this development will bring. While plans may include a new school, experience has shown that promised infrastructure often takes years to materialize if it does at all. Of further concern is the availability of Secondary School places for children in this area who already struggle to secure spots in the schools they choose. This is unacceptable and must be addressed before any homes are built, not after the fact.

Given all of these concerns, I urge the planning authority to reject this application in its current form. If development is to proceed, the Authority must look to alternative locations away from Spencers Wood, Shinfield, etc. This area is now oversaturated with houses and the associated problems that come from overdevelopment. Alternative sites should be considered in Hurst, an area that has not yet been impacted by increased demand for housing.

Yours sincerely,
Paul Franklin