

PLANNING REF : 250517
PROPERTY ADDRESS : The White Cottage
: Barracks Lane, Spencers Wood, Berkshire
: RG7 1BB
SUBMITTED BY : Mrs DEBORAH BALL
DATE SUBMITTED : 01/04/2025

COMMENTS:

Objections to Planning Application 250517

I am writing to object to this Planning Application.

Barracks Lane Access for Pedestrians and Cyclists
T23591 Section 4- Development Proposals Item 4.11 states:

"Additionally, there would be segregated accesses connecting to Barracks Lane, the existing PROW off Hyde End Road and the park via Century Drive to make the site as permeable as possible for pedestrians and cyclists. The PROW to the north of the site that connects with Hyde End Road will be improved to provide all-weather surfacing and lighting. Vegetation will also be cut back where required."

It is impossible to provide "segregated" access for pedestrians and cyclists in Barracks Lane for the following reasons:

1. Barracks Lane is a single track lane; there is no room for a segregated path for people or cyclists.

At the entrance to the Lane from the Basingstoke Road are two brick walls, which mean that cyclists and pedestrians, who might well have prams/buggies and small children with them, would not be able to pass any vehicle and there is no space for a "refuge."

The Highways Code says, "Rule 201. Do not reverse from a side road into a main road. When using a driveway, reverse in and drive out if you can." This means any vehicle trying to leave the lane has to reverse down the lane and around the bend to allow an incoming vehicle access. This is a safety issue without the inclusion of third parties.

2. The Lane is privately owned and the developers do not have access rights over it. Our Deeds make each owner responsible for maintenance.

In 1998/1999 a resident applied for Planning Permission to build a house and garage at the bottom of their garden (Planning Application No 98/68728/F). This was refused by Wokingham District Council because: "The proposed development would result in the increased use of a sub-standard road, access and junction with the Basingstoke Road, which would adversely affect road safety. Visibility at the proposed access would be sub-standard and this would be a hazard to road users."

Nothing has changed since Wokingham Council took this decision and, of course, traffic levels have increased immensely since 1998.

By the way, my last request to the Council to have the KEEP CLEAR sign across the entrance to the Lane repainted, which I consider to

be a safety requirement was turned down as "The 'Keep Clear' markings previously installed at Barracks Lane were not authorised and failed to comply with the Traffic Signs Regulations & General Directions 2016. "

DEPZ

I am deeply concerned that the possible danger due to our proximity to ROF Burghfield is discounted. Should an evacuation be needed, we will have homes, care homes, schools and the GP surgery to either be in lockdown, with associated problems of servicing these with staff and supplies or, if evacuated, people would need to leave using access roads taking them towards Burghfield.

Two Business Parks

I do not believe there is any need for a further Business Park opposite Lambs Lane Business Park. The proposed building would reduce visibility on a stretch of road with traffic coming around a blind bend. We already have Lambs Lane, Wellington and Heron Business Parks - do we really need any more? This is a village, not an Industrial area.

Provision of Primary School & GP Surgery

School

1. Can the planners demonstrate that the assessment of the size of school required is accurate? If Lambs Lane School is to be incorporate into the new Body's Farm School and accommodate the additional children from another 420 houses, it would seem that a two-form school could be too small and we actually need a three-form school. We really do need to future proof this.

2. Building the school should be a priority and be included early in the development.

3. At the same time as funding the development of the new school, additional funds must be included to enlarge and develop Oakbank School.

Surgery

An additional surgery is needed to alleviate the pressure on the Swallowfield Surgery. This should also be part of the early development.

Final Comments

I was deeply concerned to learn recently that there have been occasions in the past when clauses in the Planning Application contract/agreement between the Council and Developers have resulted in land/funds being returned to the Developer as the Council had not built the required properties within a fixed time limit. This is not acceptable going forward and I believe we should be informed

of exactly who is responsible and accountable for managing the planning, building and delivery of the school, care home and surgery.

I am heartbroken at the lost of my beautiful view over the fields in front of our house - it has given me such joy and comfort over the years. My plea is that, if the Planning Application goes ahead, please ensure that the final proposal benefits the village and residents as much as it can.

I OBJECT TO THIS PLANNING APPLICATION.