

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

COMMENTS:

Objections to Planning Application number 250517 April 2025

Proposed pedestrian and cycle path

I am particularly concerned about the proposal to use Barracks Lane as a pedestrian and cycle path into the development. It should be noted that this is a privately owned lane, maintained at their cost by the residents.

The lane is very narrow, only wide enough for one car. At the top near the main road there is not enough room to allow pedestrians to pass a car. Inevitably this could lead to residents having to back-up into the busy main road to allow pedestrians to pass- this is dangerous and against highway code rules.

AWE & ROF Burghfield DEPZ

Under the Radiation (Emergency Preparedness and Public Information) Regulations (REPPiR) 2019, local authorities are responsible for setting Detailed Emergency Planning Zones (DEPZ) for nuclear sites where there could be a radiation emergency with off-site consequences and preparing detailed plans for responding to such an emergency, within the DEPZ area. The off-site plans are put in place to minimise and mitigate the health consequences of any significant radiological release that might occur as a result of radiation emergencies at these nuclear sites.

This development is within the local DEPZ. I understand that the plans block new developments within this area.

To evacuate everyone from the zone when there is no problem would obviously be a step too far, but to stop adding new residents to a risk area must be the right approach. Given the difficulty of evacuating elderly residents, it seems quite the wrong place to build a new care home within this DEPZ area.

If the Emergency Zone concept has any merit, then this development should be blocked.

Doctors surgery

Can't get Doctors appointments quicky these days!

I understand that a new surgery building is proposed, but the real issue is getting doctors to staff it! There will inevitably be an increased problem here with an influx of new people until staffing levels are addressed.

Water and Electrical supply

The frequent loss of electric power and low water pressure are already issues here.

No doubt the utilities will try to improve things, but the development will only make things worse until these problems are

resolved.

Proposed new Business Park.

There are already three business parks in the immediate area- Lambs Lane, Heron and Wellington. The small local B3349 road is unable to cope with the current levels of traffic, turning lorries causing hold-ups at busy times. Any further heavy lorry traffic will make congestion unacceptable.

In my opinion, the erection of large-scale buildings is inappropriate for the proposed location.

Fuel pipeline

There is a Fuel Pipeline running across the development area. It doesn't seem sensible to build houses near a potential source of flammable material.

Local roads are too small to cope

The proposed access point from the development to the B3349 shows a large roundabout. The problem is that all the roads leading off this, including the 3349 itself, are quite narrow, and are very congested today. They will be unable to cope with the high levels of traffic predicted from the addition of over 400 new families.

Even if the immediate roads are widened, they quickly lead into tiny country lanes that cannot safely handle the anticipated increased traffic density.

Although I am aware that my following comments may not be taken into account by the Planning Authority, I feel it needs to be said that the proposed development will completely destroy the quiet rural feel that this part of the village has enjoyed for many years. The proposal is for a comparatively large development, out-of-scale with the immediate area.

Apart from this loss of rural amenity, we will have to endure years of busy building work with the inevitable to-and-fro, noise and dust pollution that goes with this kind of large development. The Village has already grown massively over the recent years, outstripping all existing facilities. This development is not part of the existing Area Development Plan, meaning that it's infrastructure needs are not planned or being catered for. Even without the new homes in this Proposal, all the local facilities are already stretched to breaking point.

For all these reasons I am strongly against the Proposal.