

PLANNING REF : 250517
PROPERTY ADDRESS : 2 Hunters Way
: Spencers Wood, Reading, Berkshire
: RG7 1HW
SUBMITTED BY : Mr Roderick Charles Austin
DATE SUBMITTED : 13/04/2025

COMMENTS:

I wish to register objections to this planning application for up to 420 dwellings and associated development on land off Basingstoke Road in Spencers Wood. Whilst this development may be intended to meet housing needs there are concerns about safety, infrastructure, education provision access and traffic, which need to be addressed with appropriate measures and associated costs to be met by the developer included in the planning agreement if this or any subsequent proposal is approved.

1 AWE Burghfield DEPZ - this proposed development lies within the Evacuation Zone which is subject to an emergency evacuation plan in the event of a fire or radiation leak. As all of the evacuation routes lead towards Burghfield this development would add to the difficulties of achieving a safe and timely evacuation along roads which are not adequate. In addition it would be impossible to evacuate the proposed care home. As an evacuation plan is a requirement this is a public safety issue which should be addressed before any development is agreed.

2 Aviation fuel line - although the developer has identified the presence of the fuel line this is a hazard to the local community and a full assessment of the potential risks and the appropriate safety measures, including access in the event of an emergency, is required before approval of any development on this site is given.

3. Utilities - water supply and drainage. There is a history of flooding in the area of this proposed development and the proposed building of houses could further reduce the ability of the soil to absorb rainwater. In addition the need for additional foul water drainage needs to be assessed to avoid sewage spills. Before any development is approved the presence and position of existing water mains also needs to be established to ensure that building works do not affect water supply to existing properties around the development, or prevent access by Thames Water to carry out maintenance and repairs.

4. Utilities - electricity. There have been intermittent issues with electricity supply in the area of Spencers Wood south of Hyde End Road, which is adjacent to the proposed development. It would be essential to assess the requirements of the area to ensure adequate supplies to all properties prior to the approval of this or any subsequent proposal.

5. Proposed Commercial Development. Buildings in the south west corner of the development would be immediately opposite Lambs Lane Business Park, further restricting the view on a blind bend in the B3349 road, at a known accident blackspot. In addition this would be the fourth Business Park within about a mile on the B3349. As such it does not seem appropriate, given that neither the B3349 nor the surrounding roads are suitable and additional HGV traffic should be discouraged.

6. Access - the proposed pedestrian route to Basingstoke Road is unsuitable because Barracks Lane is too narrow and dangerous for pedestrians meeting cars accessing the existing houses. Barracks Lane is in any case a private road over which the developer has no right of access. In addition it is only accessible from Basingstoke Road, at the bakery access and busy parking area. The north side of Barracks Lane is the boundary of private properties in Basingstoke Road, Barracks Lane and Hunters Way along its full length.

7. Education - it is essential that additional educational facilities are planned and constructed ahead of any development to ensure that they are sufficient and available to meet the need before houses are built. Provision should include a sum to assist with the expansion of Oakbank school to meet the need for additional secondary places arising from the new housing.

8. Traffic

(a) Lamb's Lane, Back Lane and Whitehouse Lane are not currently suitable for access to the A33, being largely single track country lanes. If access to the A33 is to continue substantial improvement investment including a new junction with the A33 should be part of this development.

(b) The opportunity should also be taken to realign the B3349 past Lamb's Farm to remove the blind spot when driving towards Swallowfield.

(c) The size of this proposed development will add several hundred cars owned by new residents to the traffic in the village, where parking for access to commercial premises is already inadequate. This leads to pavement parking and obstruction to both traffic and pedestrians. This is a safety issue for pedestrians, but also adds to traffic congestion at peak times. As the size of the development would significantly increase this problem for the whole community if it were approved, parking should be reviewed and improvements should be a part of the agreement with the developer.

(d) Proposed parking for access to the care home and GP surgery does not appear to be adequate and needs to be reviewed before any approval is given.

The improvements outlined above and associated costs should be part of the agreement with the developer.

9. Public Transport - the development should include provision for the current bus service to access the site, including a bus turning place. If there is to be GP surgery and a supermarket on the site the developer should also support an extended, more frequent bus service.

Yours sincerely
Roderick Austin