

PLANNING REF : 250517
PROPERTY ADDRESS : Levern Villa
: Basingstoke Road, Reading, Berkshire
: RG71AA
SUBMITTED BY : Mr Samuel Johnson
DATE SUBMITTED : 25/06/2025

COMMENTS:

Subject: Formal Objection to Planning Application Ref: 250517 - Land Off Basingstoke Road

Dear Sir/Madam,

I am writing to lodge my strong objection to planning application 250517, concerning the proposed hybrid development of up to 420 dwellings, an 80-bed care home, employment land, a primary school, local centre, GP surgery, sports facilities, and a SANG on farmland to the south and west of Spencers Wood.

This proposal will have a devastating impact on the local environment, infrastructure, public health, and the wellbeing of the local community, including my own household.

1. Overdevelopment and Visual Intrusion

The scale of this development is entirely inappropriate for the rural setting. The planned care home will loom directly over our property and garden, destroying the scenic views that have long contributed to our peace of mind and mental wellbeing. The sense of being overlooked and overshadowed cannot be understated. This represents a fundamental change to the character of the landscape and will affect daily life for existing residents.

2. Environmental Damage and Wildlife Disruption

The land in question is active farmland and critical habitat for a range of wildlife. Every year, migratory birds return to these fields, and the proposed development would irreparably disrupt these patterns. The loss of green space and hedgerows will directly affect biodiversity, displacing species that have long called this area home.

Although a SANG is proposed, it cannot compensate for the scale of habitat loss. These artificial green spaces are often poorly maintained and fail to provide equivalent ecological value.

3. Pollution and Public Health

The construction and occupation of such a large-scale development will lead to a significant increase in traffic, air pollution, and noise pollution in an already fragile environment. Basingstoke Road is already under pressure, and this development will compound congestion and expose residents particularly children and the elderly to harmful vehicle emissions.

Given that the care home will be situated close to existing homes,

the increase in activity, lighting, and noise is likely to undermine sleep and mental health for neighbouring residents, particularly during construction and early operation phases.

4. Water Supply and Drainage Concerns

Local infrastructure is already under pressure, particularly in terms of water supply and drainage. Adding hundreds of new dwellings and a care home will place an unsustainable burden on resources. There are serious concerns about whether the area's current utilities and drainage systems can support this expansion without risk of shortages, flooding, or long-term degradation of services for current residents.

5. AWE Evacuation Risk Zone

This site lies within the emergency evacuation zone of AWE Burghfield, a nuclear facility with strict security and evacuation protocols. Increasing the population density in this area puts more people at risk in the unlikely but potentially catastrophic event of a serious incident at AWE. It is not responsible to increase the population within an evacuation zone, particularly vulnerable groups such as the elderly in a care home and schoolchildren.

6. Lack of Transport Infrastructure

This development will introduce thousands of additional vehicle movements onto local roads. There is no adequate public transport provision, and most residents will rely on private vehicles. Spencers Wood and Three Mile Cross are already suffering from congestion, and this proposal threatens to exacerbate the situation. The absence of new road infrastructure or bus service guarantees is deeply concerning.

7. Mental Wellbeing and Community Impact

The psychological toll of this looming, urban-style development on a quiet, semi-rural community must not be ignored. The knowledge that our private gardens will soon be overlooked by multi-storey buildings such as the care home severely undermines our sense of privacy, peace, and safety. These are not "technical planning matters" but very real quality-of-life issues.

8. Lack of Trust in Promised Infrastructure

There is significant public doubt over whether the promised amenities such as the primary school, GP surgery, and employment land will ever be delivered, or delivered in a timely manner. Similar developments across the borough have shown that developers often fail to follow through on community resources once planning permission has been granted. Residents are then left with overburdened services, no new infrastructure, and diminished quality of life. We are deeply concerned that the promises made in this hybrid application will not

be enforced or realised.

Conclusion

In conclusion, I respectfully request that planning application 250517 be refused in full, due to:

Unacceptable impact on residential amenity and visual landscape

Ecological harm and loss of natural habitat

Increased traffic, noise, and air pollution

Pressure on infrastructure (water, drainage, healthcare)

Risk due to proximity to AWE

Lack of sufficient transport links

Harm to community mental health and wellbeing

Lack of public trust that promised facilities will be delivered

This development does not serve the existing community, but rather undermines it. It prioritises expansion over sustainability and threatens the environmental, infrastructural, and emotional integrity of our local area.

Yours faithfully,
Samuel Johnson