

PLANNING REF : 250517
PROPERTY ADDRESS : Chestnuts
: Basingstoke Road
: RG71AA
SUBMITTED BY : Mr Nicholas Hadwen
DATE SUBMITTED : 21/03/2025

COMMENTS:

Subject: Objection to Planning Application 250517

Dear Planning Committee,

I strongly object to Planning Application 250517 for the following reasons:

1. I strongly object to yet another planning application in the Shinfield / Spencers Wood and Three Mile Cross area. NO matter what developers may be stating in their documents, the overdevelopment in this area is having severe consequences on many factors. The roads are gridlocked - How do you propose sitting in even more traffic will work?

2. Traffic and Infrastructure Strain - The traffic to get to the M4 currently queues down the Basingstoke Road already during rush hour, a good mile from J11. The local roads are already under significant pressure and this development will only exacerbate congestion. Existing road infrastructure is insufficient to accommodate increased traffic, leading to further delays and safety concerns for residents.

3. AWE DEPZ Zone Impact - The proposed development falls within or near the Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ). Any increase in population within this zone raises serious concerns regarding emergency planning and evacuation procedures.

4. Impact on Residential Amenity and Views - The proposed estate will directly back onto my property that I have lived in for over 45 years. Having lived in Spencers Wood since then I've seen most of the development happen. These additional houses have gradually impacted traffic in the village to a point that some days it's a struggle to even get off my own driveway and regularly takes 25-30 minutes to reach junction 11.

This proposal will severely spoil the quality of my home's views. The visual intrusion of additional buildings and developments will significantly affect the peaceful enjoyment of my property and diminish its overall appeal. Barracks Lane is privately owned and maintained, so how can access be through here?

5. Safety Risks - The proposed site access, located almost opposite an existing school road, poses substantial risks to children and pedestrians. Higher traffic volumes increase the likelihood of accidents, especially during school drop-off and pick-up times. It won't be possible to extend the infrastructure quickly enough and the layout of the existing road system won't allow it. If the new school is built it will inevitably attract children from outside of the local area making the overload even worse.

6. Environmental and Wildlife Disruption - This development poses a significant risk to local wildlife and the natural ecosystem. The area is home to various species, including migrating birds that return annually. Increased construction and human activity will disrupt these habitats, leading to a decline in biodiversity.

7. To approve this application would be madness. More worrying is the precedent it would set, that developers can file ill thought-out impractical plans and expect to get results. Not only do I strongly believe that the plan presents issues for the reasons outlined above, it is simply too big for Spencers wood.

Continued development will lead to our beautiful area becoming a concrete metropolis which only seeks to provide access to the M4. How many objections do you need to stop this development? This was a rural location and no longer is. The close to 4000 houses built in the last 10 years without any improvement in road infrastructure diminishes the quality of life of local residents and the increase in the population in Spencers Wood which is supposed to be a village is not sustainable.

Flooding will become a major problem for existing residents and new residents as our fields are also flood plains.

For the above reasons, I urge the council to reject this application in favour of sustainable development that considers infrastructure limitations, public safety, and environmental preservation.

Yours sincerely,

N.A.Hadwen.