

PLANNING REF : 250517
PROPERTY ADDRESS : 4 Hill View
: 4 Hill View Spencers Wood, Reading, Berkshire
: RG7 1QB
SUBMITTED BY : Mr Bryan Partington
DATE SUBMITTED : 09/04/2025

COMMENTS:

I write to formally object to the above planning application based on the following material planning considerations:

1. Premature Application in Advance of a Local Plan Review or Local Plan Update

The proposal is premature and does not comply with the emerging Local Plan. Large-scale development of this nature should be considered strategically through a plan-led approach, ensuring proper consultation and coordinated infrastructure delivery. Approving such a significant application before the Local Plan review undermines the democratic planning process and may pre-empt proper site allocation.

2. Highway Safety and Traffic Impact -

The proposed access from Basingstoke Road will significantly increase traffic volumes on a route that is already congested during peak times. This rural road network is not designed for the traffic generated by 420 homes, a care home, a school, commercial units, and a GP surgery. There is a substantial risk to highway safety, especially at junctions and pinch points in and around Spencers Wood. - The Transport Assessment lacks adequate modelling of cumulative impacts from nearby developments. - There is insufficient provision for sustainable transport options (e.g., safe walking and cycling routes, public transport improvements).

3. Insufficient Infrastructure Capacity-

While the proposal includes some infrastructure elements (a school, GP surgery), there is no evidence that these will be delivered early enough or to a sufficient standard to support the new population.

Spencers Wood and the wider area already face pressure on: - Primary and secondary school places - GP and healthcare services - Local road and public transport infrastructure Without clear, enforceable phasing and funding commitments, the proposal risks exacerbating existing deficiencies.

4. DEPZ - AWE Burghfield Nuclear site Detailed Emergency Planning Zone: -

This land is within the AWE Burghfield Nuclear site Detailed Emergency Planning Zone (DEPZ). - AWE (on behalf of AWE and the MOD) have already expressed concerns about houses on this land (see application 241261) - No moderate or larger developments should take place in this zone. - Smaller applications have already been rejected because they are within this zone. - In the event of a radiation incident, the only evacuation route off the proposed site would be via Basingstoke Road. - This would mean a large number of vehicles travelling towards AWE nuclear site, rather than away from it. - The only way around this would be to have a major junction on the East side of the land that would allow vehicles to exit away from the area towards the

Shinfield/Arborfield areas. This may necessitate encroachment onto Sussex Lane or Century Drive for access.

5. Exolum Aviation Fuel Pipeline: -

There is a large aviation fuel pipeline that runs through the middle of the land - Exolum Pipeline System Limited have already objected to a planning application for houses on this land (see application 241261) - The proposed development cannot restrict access to the pipeline, both for routine maintenance and in an emergency situation. - Significant house building /construction over a number of years may damage Exolum apparatus. - It would be dangerous to build houses (not to mention a large school) anywhere near a major pipeline carrying fuel.

6. Basingstoke Road access points-

Basingstoke Road is too narrow to handle this increase in traffic: - Increased traffic near Lambs Lane School will pose a risk to children and parents. - The proposed access points will increase traffic

congestion and create serious safety hazards - The junction of Beech Hill Road, Lambs Lane, and Whitehouse Lane is a known accident black spot with a history of severe collisions. - Roads such as Kingsbridge Lane, Back Lane, and Whitehouse Lane do not have adequate passing provisions, footpaths, or lighting.

7. No consideration given to existing residents in the community:

- A sympathetic buffer zone all along the boundary is essential for privacy. - Plans show houses, paths and play areas right next to existing houses with no access granted to Century Drive or other existing developments.

8. There would appear to be inadequate provision for a social housing element within the outline application and would suggest an uplift to at least 50% of the development to incorporate the appropriate infrastructure.

9. School provision: -

The plan proposes a two-form primary school on the site. - It also suggests closing the existing Lambs Lane school. Why would we want to close an already established school? - If we close the existing school, the new school will not be able to cater for all the transferred children and all the new children from the 420 houses. - With regard to the DEPZ, in the event of a nuclear disaster, hiding all the children in the sports hall while the decontamination is carried out is not very practical and distressing to the children. - the new school must be built before any of the houses to fulfil the absolute requirement to provide safe containment of children. In addition, the secondary school is small and is currently failing so will not be able to cater for a large influx of older children. - So, this plan does not adequately address the schooling problem or funding.

10. Overdevelopment of commercial interests in the provision of an additional Business Park without adequate justification. 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.

11. Thames Water objects in principle to this development as they are unable to offer a foul water plan at this time.

12. All Section 106 provisions and CIL monies to the local councils at the time of commencement should be provided at the beginning of this proposed development so that they can mature and be utilised while the construction phases are progressing.