

PLANNING REF : 250517
PROPERTY ADDRESS : Hyde End Road
:
: RG29EU
SUBMITTED BY : Mr Luke Robinson
DATE SUBMITTED : 30/03/2025

COMMENTS:

I am writing to formally express my objection to the planning application for the Bodys Farm development. I have serious concerns about the potential impact this development could have on our local community, infrastructure, and overall safety. While I recognise there may be a need for housing in the borough, the Southern half, in particular Shinfield and Spencers Wood, has already had significant development over the last 20 years. This is too much.

The site is located within the Evacuation Zone for the Atomic Weapons Establishment (AWE), an area that Wokingham Borough Council has already planned for in the event of an emergency. Alarming, all major evacuation routes from this development funnel traffic towards AWE rather than away from it, posing a significant safety risk. Moreover, the road network surrounding North Spencers Wood is already under considerable pressure. The proposed access points will likely increase traffic congestion and create serious safety hazards.

Specifically:

The junction of Beech Hill Road, Lambs Lane, and Whitehouse Lane is a known accident hotspot with a history of serious collisions. Roads like Kingsbridge Lane, Back Lane, and Whitehouse Lane are primarily single-track, lacking adequate passing provisions, footpaths, or lighting.

Increased traffic near Lambs Lane School will exacerbate already challenging parking and road-crossing conditions, endangering children and parents.

Infrastructure challenges extend beyond traffic concerns. The local water supply is already facing low pressure issues, and the electrical network is inadequate. Increasing demand without addressing these deficiencies will worsen the situation.

Environmental considerations must also be taken seriously. The area is home to protected species, including red kites, bats, and badgers, all of which are protected by conservation laws.

Another critical concern is the high-pressure aviation fuel pipeline that runs through the site. The Ministry of Defence previously rejected the Grazeley Village development on safety grounds due to this fuel line's proximity. This raises serious questions about the viability of the Bodys Farm development.

Furthermore, the developer's transport assessment seems to grossly underestimate the number of vehicles this development will introduce. Most households in the area own at least two vehicles, and often three or more. The lack of an accurate assessment undermines the credibility of the application.

Finally, school provision is a significant issue. The existing Lambs

Lane School is already at capacity and cannot accommodate the anticipated influx of children this development will generate. While plans may include a new school, past experience indicates that promised infrastructure often takes years to materialise if it materialises at all, as we have already seen!