

PLANNING REF : 250517
PROPERTY ADDRESS : Dower Cottage
: Barracks Lane, Spencers Wood, Berkshire
: RG7 1BB
SUBMITTED BY : Mrs Tracy Doust
DATE SUBMITTED : 30/03/2025

COMMENTS:

OBJECT to the development based on the following points:

The development is in the Evacuation Zone for AWE should there be a fire / radiation leak from the facility. The WBC plan for evacuation would require the following

- All evacuation routes from the site head towards AWE rather than away from it.

- Evacuation routes are not fit for purpose for current traffic volumes at times of high traffic volumes - include very specific time of day and time to travel specific distances

The land in question is currently graded as an area fit for moderate development only. The building of 450 houses far exceeds what should be considered as 'moderate' building levels.

The Abutting developments in progress Shinfield and Spencers Wood still have significant volumes of open unsold which is a direct contradiction to the implied 'need' for more housing

The 'access points' to the proposed development will result in significant road safety problems and it is essential this is addressed BEFORE properties are built as detailed below

- Basingstoke Road Access points will result in 'rat runs' using Kingsbridge Lane, Back Lane and Lambs Lane to exit the area to cross Beech Hill Rd on to White House Lane and subsequently exit onto the A33. The safety points include (but are not limited to) the following

- Lambs Lane School Parking and road crossing Safety concerns with increased traffic volumes.

- Lambs Lane, Kingsbridge Lane and Whitehouse Lane are predominantly single track roads without suitable provision for vehicles to safely pass in current let alone high volumes.

- Lambs Lane, Kingsbridge Lane and Whitehouse Lane do not have footpaths or lighting for safe pedestrian access

- The Beech Hill Road cross junction with Lambs Lane and Whitehouse Lane is a known accident black spot with numerous severe accidents on record in recent years.

- The transport statement in their proposals is factually incorrect in relation to the increase in number of vehicles this would bring to the area. The majority of homes in this area are usually a minimum of 2 cars per household and often 3 or more

- The school provision in the plan does NOT address the current failings of lack of educational facilities in the catchment areas for children in Swallowfield and it is essential that the building of the facility is addressed before more houses are introduced as the Lambs Lane school does NOT have capacity to take on the numbers of

additional pupils the development would introduce to the area.

There are serious safety concerns about ANY development in that area as a result of the Live high pressure aviation fuel line which runs through the site and all the way down to Southampton - There have been previous evacuations in the area as a result of issues with the structural integrity of this line

- The line has many branch lines which run off it - The Grazeley Village development was rejected by the Ministry of Defence on safety grounds because a tributary this main fuel line branches off the main fuel line which runs through this site.
- The plan purports to grant access to pedestrian & cycles which will result in increased safety problems.
- The proposed Century Drive access enables significant foot and cycle traffic directly through an established children's play area.
- The proposed Barracks Lane access is to Private Property - a single lane 'track' which is Unlit has no pavement / safe walking / refuge areas and exits between high walls to a stretch of pavement outside Warings Bakery which vehicles frequently drive across at significant speed which could endanger the lives of both children and adults
- There are multiple known endangered and protected species present and roosting / nesting within the proposed area - red kites, bats and badgers are all covered by protection orders and do not disturb legislation
- Spencers Wood and Shinfield already suffer from known Low Water Pressure to existing properties. This must be addressed before more homes are added to the network
- Spencers Wood and Shinfield already suffer with sub standard / inadequate electricity provision in the area this must be addressed before more homes are added to the network
- The fields in question are subject to high levels of standing water throughout the course of the year. The displacement of this water as a result of this proposal puts at risk all the homes backing up to the site and it is essential that a seasonal professional study is undertaken to assess whether these plans are a danger to existing properties.

In summary there are so many issues in relation to the proposal that I have no choice but to strenuously object to this proposal