

PLANNING REF : 250517
PROPERTY ADDRESS : 2a Lansdowne Gardens
: Spencer's Wood, Reading, Berks
: RG7 1PF
SUBMITTED BY : Mr Paul Franklin
DATE SUBMITTED : 18/03/2025

COMMENTS:

Subject: Objection to Planning Application 250517

I am writing to express my strong objection to Planning Application 250517 due to several significant concerns:

Firstly, the local roads and facilities are already under considerable strain. This development will significantly worsen the existing congestion and traffic problems in the Spencer's Wood and Three Mile Cross area. The current road infrastructure is inadequate to handle the increased traffic, leading to further delays, pollution and safety issues for residents.

Secondly, the area is poorly served by public transport, with limited bus services available. An increase in population density without adequate public transport provisions will result in more cars on the road, exacerbating pollution and accessibility problems and worsening the congestion issues.

Additionally, 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. This must be carefully considered.

Moreover, 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 as well as deer, bats and badgers. Increased construction and human activity will disrupt these habitats, leading to a decline in biodiversity.

Lastly, the visual intrusion of additional buildings and developments will significantly affect the peaceful enjoyment of these properties and diminish the overall appeal of the area for existing residents. This area has been saturated with new development over the last 5-10 years and it is simply not suitable for another large development of this size. Consideration must also be given to the upcoming Halls Farm development of 4500 homes near Shinfield which will have a huge detrimental impact on all surrounding areas. Additional development sites can be found in areas such as Hurst and Twyford etc both of which have better transport infrastructure and facilities already.

For these reasons, I urge the council to reject this application in favour of more suitable development that better considers infrastructure limitations, public safety, and environmental preservation