

PLANNING REF : 250517
PROPERTY ADDRESS : Hyde End Road
:
: RG71DA
SUBMITTED BY : Ms Catherine Lambert
DATE SUBMITTED : 06/04/2025

COMMENTS:

Having studied the developers plans closely, I feel I must strongly object to several elements of the proposal on several counts;

1] the area has been assessed as suitable for moderate development only - the scale of this plan with 420 houses, excessive industrial area, school, GP surgery, care home and SANG, is way above what could be termed a moderate development and little to no provision has been put in place in terms of the excess traffic and parking this will clearly generate.

2] In addition to the scale of the proposal, the Spencers Wood area has already had thousands of new houses built in-between the Croft road area and Shinfield over the last few years under planned development schemes - many of these remain unsold, unfinished, with the promised infrastructure such as schools and healthcare outstanding - in fact the council has taken so long to build a school they have now lost the funds and land has been defaulted back to the developer, which in combination with the failing local secondary school is a shocking state of affairs that will not be improved by adding more children to an oversubscribed, poorly provisioned area. The existing semi-finished projects and accompanying infrastructure should be optimized before allowing further development within the area. The proposed GP surgery needs more than proposing - who will fund and staff it for all the new residents? Has the NHS committed to support this project?

3] DEPZ as the developers are well aware, the entire site lies within the evacuation site for the local nuclear plant in Burghfield. The planned access in and out of site go towards Burghfield representing a huge health and safety planning failure and risk to the general public in the event of a fire or worse at the plant. Also ethically how is it acceptable to put a new homes, school and a care home in a nuclear evacuation zone?

4] Lack of open green spaces and habitat. While the suggested SANG is welcome and should be prioritised in any development, it cannot replace the open green fields, trees and hedgerows which will suffer regardless of the developer's plan to 'preserve' where able. There is nowhere for the deer that visit these fields daily to graze, the rabbits to hide, hawks to hunt, fieldmouse to hibernate. If the hedgerow are kept in between concrete and walls, this is no good for the highly endangered hedgehogs. Hedgehogs are present in the area as can be seen when they are killed by traffic on Hyde End Road - the developer's have not made any provision for them such as including the highly valuable but low cost 'hedgehog highways' in their plans.

5] Encroaching on privacy - in particular the strip of houses on Hyde End Road backing onto the very northmost point of the development. Here it can be seen on the plans that large structures

are proposed with gardens extending right up to the back of these properties, no green strip or barrier has been allowed for on the plans as it has elsewhere on the site. The residents of these existing houses would therefore suffer from lack of light, privacy and unacceptable encroachment on their personal freedoms.