

PLANNING REF : 250517
PROPERTY ADDRESS : Braemar
: Lambs Lane Spencers Wood, Reading
: RG7 1JB
SUBMITTED BY : Mr David Maskell
DATE SUBMITTED : 07/04/2025

COMMENTS:

I am objecting to planning application 250517 to develop land at Body's Farm including 420 dwellings and other developments including an employment area.

My reasons are: This is a major development and is not included in the Local Plan recently submitted for government consideration. The site was rejected for inclusion in the Local Plan on the grounds it was in the AWE Detailed Emergency Planning Zone. It is located between Spencers Wood to the north with modest development status and Swallowfield to the south with limited development status. The proposed development would have an adverse impact on the local environment, causing detriment to the wildlife and creating a hard edge to the built environment's encroachment deep into the countryside.

The loss of agricultural land at a time when government policy is to increase self-sufficiency in food that can be produced in England is a major consideration. The site is on good arable land that has historically grown cereals.

Although a new primary school is planned, Lambs Lane School will continue to serve the local community. Therefore, highway safety risks will increase with the new development and further reduce the number of children walking to Lambs Lane School.

The local road network is already at capacity and, beyond it at peak travel times. The roundabout planned for the junction with the B3349 and Back Lane will only make matters worse.

Should the development be approved there is a need for major mitigations to be included by way of conditions. Foul drainage, water supply and electricity infrastructures should be brought up to

capacity before any building works commence. Back Lane should be closed to all heavy goods vehicles to prevent the current rat run become a major route to and from the A33. Moreover, a permanent 20 mph limit should be introduced in Back Lane to improve road safety in the vicinity of Lambs Lane School. Finally, the employment area should not go ahead, as there are already ample locations nearby (Wellington, Heron, Lambs Farm, Alancha -on junction B3349 with Back Lane).

Thank you.