

PLANNING REF : 250517
PROPERTY ADDRESS : 18
: Century Drive Spencers, Reading, Berkshire
: RG7 1PE
SUBMITTED BY : Mrs Deborah Johnson
DATE SUBMITTED : 11/04/2025

COMMENTS:

I am writing to formally object to the proposed development off Basingstoke Road.

As a resident of 30 years living directly behind the proposed development I believe this proposal will have an adverse environmental impact and impair the quality of life in the area for a number of important reasons:

DEPZ

- The proposed site is within the DEPZ evacuation zone. Increasing the population by building this development could lead to problems with public safety, emergency planning and response and therefore posing a significant risk to residents.

- There does not appear to be a route out to the east of the development if needed for emergency evacuation.

- If a Care Home is built, I would question how a care home full of residents be evacuated quickly and safely, is there any consideration for this scenario. If a lockdown was imposed how would staff be changed or supplies brought in or out?

- The DEPZ is a legally required zone around nuclear licenced sites where the Council and other emergency responders need to plan in detail to be able to respond to a radiation emergency. What is the justification of adding more houses and residents in an area of protection.

Solar Farm

- Looking at the plans all of the southern edge of the proposed development is going to be covered in an ugly solar farm which will compromise the view to the south.

Where is the evidence that our electricity bills are coming down with these solar farms?

Traffic and Infrastructure:

- The main Basingstoke Road a "B" road (B3449) already suffers from significant congestion especially during peak periods towards Three Mile Cross, but recently during the normal working day too. Driving time to local facilities has increased year on year. This will just continue if 420 more houses are built leading to at least 800 more cars on our congested local system.

- The current rural roads off the Basingstoke Road are narrow and do not allow for even more cars and lorries. Major investment would be needed to upgrade the existing roads and make important changes to the roads as proposed at the bottom of Back Lane around Lambs Lane School.

- A new junction with the A33 would be needed. White House Lane near the A33 past Lister Wilder is a single lane rural road, the crossroads where this road crosses Beech Hill Road is an accident black spot and urgently needs to be improved.

- The current 600 bus service is not good enough to allow people to stop using their cars especially to get their children to the local schools. A far better service needs to be provided with a new GP surgery with a turning circle to allow them to go back into Reading.

- Lack of parking is a major issue on the Basingstoke through Spencers Wood, cars are often parked by the side of this very busy road causing hazards and surely a major accident is not far from happening.

- Planning for two Business Parks, there cannot be any need for a further Business Park opposite Lambs Lane Business Park. This would reduce visibility on a stretch of road with a blind bend. We already have Lambs Lane, Wellington and Heron Business Parks.

- If a new GP surgery is built to relieve pressure on Swallowfield Medical Practice, when will this be built, surely the infrastructure needs to go in at the same time as any development.

- Has enough thought been given to the extra supply of electricity and water for residents.

Flooding is a real problem in this area, concreting over yet more farmland will mean the water once again will have nowhere to go.

Access:

- I live on Century Drive and the eastern access route appears to be through the children's playground. Have the developers' acquired rights to the access? If so residents of Century Drive/Lansdowne Gardens have not been properly informed and I would certainly object. Why can't a walking route go out of the eastern end of the development to come out onto Sussex Lane.

- Footpaths access is often unmaintained in the area, footpaths are usually muddy and overgrown. Any new access would need to be properly developed and properly maintained

- The proposed access through Barracks Lane which is a private road is unjust and the developers will find they do not have access rights and you can be sure residents will fight this.

School Provision:

- The provision of primary schools in the area is still poor with extra places needed now. There will be an even more desperate need if this housing goes in. Is the assessment of the size of school needed correct? It seems Lambs Lane school is to be merged with the new Body's Farm School will there be enough places, surely a three-form school is needed.

- Will a school be built early on in the development or as usual be left to last and long after the development is completed?

- Is there provision for funding to increase the size of the current and only secondary school, Oakbank. It is imperative this school is increased in size and developed into a decent school to provide the extra places it will need.

This is still (just) a beautiful area which has been encroached on again and again with more and more housing developments such as Croft Gardens and Shinfield Meadows. This needs to stop, we have had our fair share of building. The fields around Spencers Wood have

disappeared at an alarming rate since we have lived here.

All I can say is if this goes ahead the development MUST benefit its current residents and not cause yet more congestion and overuse of the local services.