

PLANNING REF : 250517
PROPERTY ADDRESS : 1 Bowling Gree Three Mile Cross
: Reading
: RG7 1FY
SUBMITTED BY : Mr Ben Innes-Dickinson
DATE SUBMITTED : 15/03/2026

COMMENTS:

My objection to this proposal is based on a number of material planning considerations, including public safety concerns associated with the AWE Burghfield Emergency Planning Zone, the impact on local highways and transport infrastructure, harm to wildlife and biodiversity, and the cumulative effects of overdevelopment in this part of Wokingham Borough.

My specific grounds of objection are set out below.

1. AWE Burghfield Emergency Planning Zone (EPZ) - Conflict with National Safety Guidance

The proposed development lies within, or in close proximity to, the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield, where strict controls apply to residential development.

Relevant guidance includes:

Radiation (Emergency Preparedness and Public Information)

Regulations 2019 (REPPPIR)

Office for Nuclear Regulation (ONR) Land Use Planning Consultation Zones

National Planning Policy Framework provisions relating to public safety and hazardous installations

The ONR routinely advises local authorities to limit population growth within the EPZ to ensure that effective evacuation is possible in the event of an emergency. Increasing residential density in this location is therefore inconsistent with both ONR guidance and the NPPF's requirement to minimise risks to public safety.

Under REPPPIR 2019, the Council has a legal duty to consider:

The impact of increased population within the DEPZ

The ability to evacuate residents safely

Whether the development would compromise off-site emergency planning arrangements for AWE.

The application fails to demonstrate that evacuation routes, road capacity, or emergency procedures could safely accommodate additional residents.

2. Transport, Road Safety and Highway Capacity

The proposed development would result in additional traffic on already constrained local roads, including Basingstoke Road and surrounding routes. These roads already experience:

Significant peak-time congestion

Limited junction capacity

Narrow carriageways

Heavy school and commuter traffic

Under Paragraph 115 of the NPPF (2023), development should be refused where it would result in an unacceptable impact on highway safety or severe cumulative impacts on the road network.

The application provides insufficient evidence that:

Local junctions can safely accommodate the additional traffic movements

Pedestrian safety, particularly for school children, will not be

compromised

Sustainable transport options have the capacity or frequency to offset increased car use

Furthermore, the Transport Statement appears to underestimate traffic generation when compared with standard methodologies set out in Department for Transport transport assessment guidance.

3. Harm to Wildlife, Biodiversity and Priority Habitats

The site and surrounding landscape support important local ecosystems, including:

Habitats for protected species such as bats, birds, badgers and amphibians

Mature hedgerows and trees

Wildlife corridors used for species movement and foraging

Under the Environment Act 2021, developments must deliver measurable Biodiversity Net Gain. In addition, Wildlife and Countryside Act 1981 and Section 15 of the NPPF require the conservation and enhancement of the natural environment.

The ecological information submitted is inadequate and appears to lack:

Comprehensive seasonal surveys

Robust mitigation and habitat management plans

Consideration of cumulative ecological impacts alongside nearby developments

Without this evidence, the application fails to demonstrate compliance with biodiversity legislation and policy.

4. Overdevelopment and Pressure on Local Infrastructure

This area of Wokingham Borough has already experienced substantial housing growth in recent years. Additional development would place further strain on local services and infrastructure, including:
Primary and secondary schools

GP surgeries and healthcare services

Local roads and transport networks

Flood management and drainage systems

Emergency services

Paragraph 2 of the NPPF requires development to be sustainable.

However, the scale of growth proposed here would contribute to unsustainable population pressure and conflicts with the Council's own strategic planning framework, including its Local Plan Core Strategy, Infrastructure Delivery Plan, and settlement hierarchy policies. Local infrastructure is not currently capable of accommodating

additional residents without significant investment, and the application does not demonstrate how such impacts would be mitigated.

5. Character, Density and Residential Amenity

The scale and density of the proposed development are out of character with the surrounding semi-rural environment.

The proposal would likely:

Increase noise and light pollution

Reduce privacy and residential amenity for neighbouring properties

Result in the loss of open green space that contributes to local character and community wellbeing.

This conflicts with Chapter 12 of the NPPF, which requires development to be sympathetic to local character and to create

high-quality living environments.

For the reasons outlined above, particularly the public safety implications associated with the AWE Emergency Planning Zone, the impact on highway safety, ecological harm, and the cumulative effects of overdevelopment, I respectfully urge Wokingham Borough Council to refuse Planning Application 250517.