

PLANNING REF : 250517
PROPERTY ADDRESS : Lavern Villa
: Basingstoke Road, Reading, Berkshire
: RG71RA
SUBMITTED BY : Mr Samuel Johnson
DATE SUBMITTED : 15/03/2026

COMMENTS:

I am writing to object to planning application 250517. The proposed development at Bodys Farm would cause significant and irreversible harm to the local area, and the evidence already available shows that the impacts have been understated. A recent traffic survey indicates that vehicle levels on the surrounding residential roads would rise far beyond what they can safely handle. These roads are already under strain, and the suggestion of funnelling additional traffic through them is neither practical nor safe. The idea of creating foot and cycle access through the Century Drive play park is especially troubling, as this is a space used daily by children and families, and turning it into a through route would fundamentally compromise its safety and purpose.

The fields earmarked for development form an important part of the local landscape, supporting wildlife and migrating birds throughout the year. This open countryside is one of the defining features of the area, and the morning views across the fields are a major reason many of us chose to live here. Once this natural environment is replaced with dense housing, it cannot be restored. The loss of habitat, tranquillity and visual amenity would be permanent, and these are all recognised material considerations in planning decisions.

There are also serious concerns about the suitability of the site itself. Part of the proposed housing lies within the Detailed Emergency Planning Zone for the Burghfield Atomic Weapons Establishment, raising questions about whether this is an appropriate location for new residential development. This is not a minor detail but a significant material factor relating to public safety and emergency planning. Alongside this, the increased pollution from additional traffic would further degrade local air quality and negatively affect public health, both of which fall squarely within the scope of material planning considerations.

In addition to the environmental and safety issues, the strain on existing infrastructure cannot be ignored. Local water, waste and electricity networks are already stretched, and residents experience regular power cuts even without the pressure of hundreds of additional homes. These are not hypothetical concerns but real, ongoing problems that demonstrate the current system's inability to cope. Adding a development of this scale would place unsustainable demand on essential services, and the council has a responsibility to ensure that infrastructure capacity is adequate before approving new housing. This includes the cumulative impact on utilities, drainage, sewage, and the resilience of the local power network, all of which are material considerations that must be properly assessed.

Taken together, the loss of countryside, the impact on wildlife, the unacceptable traffic implications, the erosion of local character, the risks associated with the DEPZ, and the clear inability of local infrastructure to support such a development make this application wholly unsuitable. These issues are not matters of personal preference but legitimate planning grounds that directly affect safety, sustainability and the long term wellbeing of the community. I strongly urge the council to refuse planning application 250517 and protect this community.

In addition to the wider impacts, there are specific local concerns that must be considered as material planning issues. The proposal includes access routes that would run directly alongside, or potentially through, the Century Drive play park. This is a well used community space where children play daily, and introducing a through route for pedestrians and cyclists would fundamentally alter its safety and character. A play park should remain a protected environment, not a transit corridor. The leaflet circulated by local residents also highlights the unsuitability of the suggested access routes through existing residential roads, the increased traffic near homes and play areas, and the loss of countryside and wildlife habitat. These concerns are not emotional objections but legitimate planning considerations relating to safety, amenity, environmental impact and the character of the area.