

PLANNING REF : 250517
PROPERTY ADDRESS : 22
: Blackwater C Spencers Wood, Reading
: RG71DT
SUBMITTED BY : Miss Shelley Strange
DATE SUBMITTED : 15/03/2026

COMMENTS:

Planning Objection - Proposed Development at Bodies Farm (420 Dwellings, 80-Bed Care Home and Primary School)

Re: Objection to the proposed development at Bodies Farm

I wish to formally object to the proposed development of approximately 420 dwellings, an 80-bed care home and a primary school at Bodies Farm on the following material planning grounds.

1. Location Within the Detailed Emergency Planning Zone (DEPZ)

The proposed development falls within the Detailed Emergency Planning Zone (DEPZ) associated with the nearby Atomic Weapons Establishment Burghfield.

The DEPZ exists to ensure effective emergency planning arrangements for the area surrounding the facility. Introducing a development of this scale would significantly increase the number of residents within the zone, including potentially vulnerable populations such as school children and elderly residents in the care home.

This raises serious concerns regarding:

Emergency evacuation capacity

Public safety planning and response times

Increased complexity for emergency management arrangements

Given the purpose of the DEPZ designation, increasing the population within this zone appears inconsistent with the principles of precautionary planning and public safety.

2. Traffic Generation and Highway Safety

A development of 420 homes, a care home and a primary school would generate substantial additional traffic.

This raises significant concerns including:

Increased congestion during peak commuting periods

Increased traffic associated with school drop-off and pick-up times

Additional pressure on local junctions and surrounding road infrastructure

The scale of traffic generated by the proposal appears incompatible with the capacity and character of the existing local road network.

3. Unsuitable Access Through Existing Residential Roads

The proposal appears to rely on access routes through existing residential streets that were not designed to accommodate the traffic levels associated with a large new housing estate.

These routes are narrow residential roads used daily by:

Local residents

Pedestrians

Children travelling to nearby play areas and schools

Increased traffic volumes would significantly reduce road safety and alter the residential character of these streets.

4. Safety Concerns Relating to the Existing Play Park

The use of residential streets as access routes would increase traffic volumes near existing recreational areas used by children, including the local play park.

Higher traffic flows in close proximity to a children's play area raise legitimate concerns regarding:

Pedestrian safety

Increased vehicle speeds and turning movements

Risks to children accessing or leaving the play park

The introduction of development traffic into these residential areas would therefore create avoidable safety risks for vulnerable users of the public realm.

5. Pressure on Local Infrastructure and Services

A development of this scale would place considerable additional pressure on local infrastructure including:

GP surgeries and healthcare services

Secondary school capacity

Public transport networks

Utilities and drainage infrastructure

Even with a proposed primary school included in the development, the wider impact on secondary education and healthcare services remains a concern.

6. Flood Risk and Surface Water Drainage

The site currently functions as permeable farmland, helping absorb rainfall and reduce surface water runoff.

Replacing this land with buildings, roads and other hard surfaces would increase runoff and may increase flood risk unless comprehensive and demonstrably effective drainage solutions are implemented.

7. Loss of Agricultural Land

Development of the site would result in the permanent loss of productive agricultural land, which is an important national resource and contributes to the rural character of the area.

8. Harm to Landscape Character

Bodies Farm contributes to the open rural landscape and countryside setting of the surrounding area. The proposed development would introduce a large amount of built form, urban lighting and infrastructure that would significantly alter the character of the landscape.

Summary

The proposed development raises serious planning concerns relating to:

Its location within the DEPZ associated with the Atomic Weapons establishment Burghfield

Traffic generation and highway safety

Unsuitable access through existing residential roads

Safety risks near the local play park

Pressure on infrastructure and services

Flood risk and drainage impacts

Loss of agricultural land and harm to landscape character

Given these significant issues, I respectfully request that Wokingham Borough Council refuse planning permission for this proposal.