

PLANNING REF : 250517
PROPERTY ADDRESS : 54 Century Drive
: Spencers Wood, Reading, Berks
: RG7 1PE
SUBMITTED BY : Mrs Lesley Rich
DATE SUBMITTED : 01/04/2025

COMMENTS:

I would like to strongly object to the proposed development planning number 250517 At Body's Farm Spencer's Wood.

AWE

Also See 6.2.1 and 6.2.2 of the Environmental Statement

It is essential that the developers can prove that the large number of additional people and transport that would come with this development, Housing, School, Shop, Care Home , Sport pitches, 80 Bed Care Home would be effectively evacuated and Blue lighted out of the area or have enough provision to stay out for 48 hours. Can they explain how they would or will achieve this at say 7 am till around 9.30 am as an example.

It's essential to address . (How do children in a school get cared for as an example if they have to stay inside for up to 48 hours , away from parents.) Care home too.

I gave up commuting in a car to an Maidenhead School and retired early because of the amount of time I had to spend trying to get on to the

M4.

The developers answer to me at the summer meeting was . Get a Bus or Train.

They were not helpful to me at the meeting on such matters and most certainly were not received well by the public as they lead people to believe.

The Buses sit in the same traffic as the cars to get anywhere and the same to get to the park and ride . It's essential they answer and address this.

All routes out from this development are small roads ..

There is a plan with 25 agencies including Councils and AWE as part of the AWE planning group, for people within the DEPZ .

These people make the rules and guidelines for our health and safety . Why are they being ignored time and time again.its necessary to

have proof that this development does not harm its now residents too. I see the developers are putting in land lines to all housing as it would be needed in an AWE emergency . Will they pay and put the same in existing homes as they will be put under more pressure. Routes out of the area are not fit for purpose, roads and lanes too small, in the event of a fire or Radiation leak at the AWE plant.They all pretty much lead in the same direction, towards the AWE.

Yes the risk they keep saying is small , maybe or maybe not but why keep adding to the risk of us locals or future residents.

THE LAND

The Farmland in question is graded fit for moderate development only.

This plan is NOT moderate by any means.

The access points are not in safe areas, blind spots and bends . They are busy roads and fast even with the fairly new speed restrictions added. It has a big fuel pipeline running through the middle of it. This was one of the main reasons another development got refused in Grazely along with objections from the AWE . Same reasons as here I would say. We get very deep floodwater behind Century Drive in particular . Ditches fill and a small lake feature appears regularly behind us, proposed housing is put there. The whole field gets saturated and with climate changes it's going to get worse. It is full of wildlife, up to 9 Deer daily seen behind my boundary. With the Solar farm filling all land next to it where will they go .Red Kites, Larger Birds of Prey, Bats the list goes on .

WATER

It's essential they address the very low water pressure here and a large amount of surface water flooding especially bad by Century Drive as it a very low point!

More housing will make matters worse especially as we have not seen the effects from a vast Solar Farm soon to be built on the next Farm on the boundary of the proposed development with hardcore or concrete bases .We don't know the impact of this yet either. Also as I have seen from a response by Thames Water it's necessary they address the waste and foul drain issues for the site and existing neighbourhood, which I see the developers have not done.

OVERLOOKED and LOSS OF PRIVACY

I live in Century Drive right behind the development. It's essential they address the area behind this section of about 7/8 houses . We are at the lowest point of the farm land .(Hence gets a lot of surface water flooding.) There is a tiny narrow bit of green on the plan which has a path running through it directly next to our low growing hedgerow boundary line (which we maintain). Also suggested is a child's play space. This would result in our garden being COMPLETELY overlooked by passers by and children playing in the suggested play zone. Lots of extra noise that would come with that. The houses proposes behind us are on a private no through lane which IS good but way too close to our house .. We would be completely overlooked unless they give us a proper buffer and plant the green space up properly.

There are plenty of other play spaces suggested on the plan so why put one directly behind an older existing development, and I mean directly behind!

The farm land slopes up away from Century Drive making any building more visual to us. We are at a low point.

There is an access point on the plan to link through to Century Drive play park .

This is a very quiet Drive with no through traffic and this would encourage people parking up to get to the proposed sang and use the small green in front of our houses.

More footfall and cycles through an existing child's play area and the residents housing / Road. The gates are constantly left open as

it is .

We have a private shared drive and it gets mistakenly used as it is now to get to the green . without extra homes / people adding to the problem if this was opened up .

Barracks Lane I believe is a private road so how can this be used?

Have the developers applied for any of these access points?
It's necessary for them to prove the local small roads that link the site will NOT suffer.
They are encouraging cycles and walking . To where after the development?
Traffic is manic as it is now! Paths are very narrow with lots of car exit points.

Beech Hill crossroads is an accident black spot White House lane is a rat run Too much development has happened here over the recent years and many houses still not sold.

Can I make a point about the Developers meeting in the summer run by Richborough . Most local people did not get notice of the meeting unless they heard last minutes on social media or word of mouth by a few.
Flyers were not delivered properly to many, many homes.
So feedback was very limited and most if not all were not in favour of the development .

To summarise I object to this development on the grounds mentioned above.

Lesley Rich