

PLANNING REF : 250517  
PROPERTY ADDRESS : Barracks Lane  
:  
: RG7 1BB  
SUBMITTED BY : Mr Tony Simpson  
DATE SUBMITTED : 06/04/2025

COMMENTS:

I strongly object to this planning application for the following reasons:

1. DEPZ - AWE Burghfield Nuclear site Detailed Emergency Planning Zone:

- This land is within the AWE Burghfield Nuclear site Detailed Emergency Planning Zone (DEPZ).
- AWE (on behalf of AWE and the MOD) have already expressed concerns about houses on this land (see application 241261)
- No moderate or larger developments should take place in this zone.
- Smaller applications have already been rejected because they are within this zone.
- In the event of a radiation incident, the only evacuation route off the proposed site would be via Basingstoke Road.
- This would mean around 1000 cars urgently travelling towards AWE nuclear site, rather than away from it.
- The only way around this would be to have a major junction on the East side of the land that would allow vehicles to exit away from the area towards Shinfield / Arborfield

2. Exolum Aviation Fuel Pipeline:

- There is a large aviation fuel pipeline that runs through the middle of the land
- Exolum Pipeline System Limited have already objected to a planning application for houses on this land (see application 241261) - The proposed development cannot restrict access to the pipeline, both for routine maintenance and in an emergency situation.
- Significant house building / development over a number of years may damage Exolum apparatus.
- It would be dangerous to build houses (not to mention a large school) anywhere near a major pipeline carrying fuel.

3. Basingstoke Road is too narrow to handle this increase in traffic:

- Increased traffic near Lambs Lane School will pose a risk to children and parents.
- The proposed access points will increase traffic congestion and create serious safety hazards
- The junction of Beech Hill Road, Lambs Lane, and Whitehouse Lane is a known accident black spot with a history of severe collisions.
- Roads such as Kingsbridge Lane, Back Lane, and Whitehouse Lane do not have adequate passing provisions, footpaths, or lighting.

4. No consideration given to existing residents in the community:

- A sympathetic buffer zone all along the boundary is essential for privacy.
- Plans show houses, paths and play areas right next to existing houses.

- A densely populated area of new trees and hedges is necessary prior to any bricks being laid so that the new properties, paths and play areas do not overlook existing properties.
- All existing trees, hedges and bushes must be protected and not removed under any circumstances
- There are many properties all along the boundary that will be significantly affected by this application, in particular, loss of privacy and loss of sunlight.

#### 5. Dangerous access proposals to Basingstoke Road / Hyde End Road:

- The plan suggests dangerous access points for cyclists and pedestrians.
- The proposed Century Drive access enables significant foot and cycle traffic directly through an established children's play area.
- The proposed Barracks Lane access is to private property - a narrow single lane that is just wide enough for a car and no capacity to add a pavement to the side of it.
- Barracks Lane is also dark and unlit and certainly not safe for walking and cyclists and a cut through from the new development would be dangerous and lead to accidents between cyclists, pedestrians and cars.

#### 6. Schooling:

- The plan proposes a two-form primary school on the site.
- It also suggests closing the existing Lambs Lane school. Why would we want to close an already established school?
- If we close the existing school, the new school will not be able to cater for all the transferred children and all the new children from the 420 houses.
- Has anyone asked the existing Lambs Lane school for their opinion?
- With regard to the DEPZ, in the event of a nuclear disaster, hiding all the children in the sports hall while the decontamination is carried out is not very practical and distressing to the children.
- As with all of the proposed infrastructure, the new school must be built before any of the houses.
- The secondary school is small and is currently failing so will not be able to cater for a large influx of older children.
- So, this plan does not adequately address the schooling problem.

#### 7. Other Infrastructure issues:

- The land is only fit for proposals of moderate size and 420 houses is not moderate.
- There is often standing water both within the field and around the boundary and this causes issues to existing properties along the boundary. The plan does not consider how this will affect the existing properties on the boundary and where the displaced water will go.
- The local water supply already struggles with low pressure, and we have seen a number of outages in recent years.
- The electrical network is substandard, and power cuts are frequent. Increasing demand without addressing these deficiencies will only exacerbate the problem.

8. Wildlife - The size and scale of this application would have a detrimental effect on local wildlife in the area. This includes protected species such as Bats, Barn Owls, Red Kites, and Great Crested newts. Badgers are known to live in the area as well as many deer (at least 10 in the fields this year), pheasants and foxes.

In summary, this application is in an inappropriate area of Spencers Wood. It has so many issues that will be very costly and must be addressed before any houses are built, at great expense to the developer. It is dangerous to try to shoehorn a development into a field that clearly does not have the infrastructure and puts all residents at risk. We have all accepted the 3500 homes that have already been built in this area and are putting up with the traffic jams, dangerous driving and inappropriate parking. Basingstoke Road and Hyde End Road were not designed for this level of development and cannot take any more.