

PLANNING REF : 242665
PROPERTY ADDRESS : Sideways
: Sideways Church Lane, Three Mile Cross, Reading, Berkshire
: RG7 1HD
SUBMITTED BY : Mr Darrell E A Lias
DATE SUBMITTED : 22/11/2024

COMMENTS:

Planning application 242665 - West of Kingfisher Grove
The development was passed by the Planning Inspectorate on 31st January 2023, and therefore any objections to the principle of the development e.g. schools, traffic volume, doctors etc. are in essence ineffectual.

HOWEVER, AS A RESIDENT OF THREE MILE CROSS, I OBJECT TO THE RESERVED MATTERS APPLICATION IN ITS CURRENT FORM, AS IT IS MY CONTENTION THAT IT MUST CONFORM TO THE SPIRIT AND LETTER OF THE PLANNING INSPECTORS DECISION AND CONDITIONS.

TO THAT END, I IDENTIFY THE FOLLOWING KEY POINTS THAT THIS CURRENT APPLICATION FAILS TO ADDRESS, AND WHICH ANY DECISION TO APPROVE THE DEVELOPMENT GOING FORWARD MUST INCLUDE AS CONDITIONS.

This objection covers the following:

The Planning Inspector's Conditions

The junction of Grazeley Road and Basingstoke Road
Planning inspector's proposal for woodcock lane
Planning Inspector's Decision Regarding the AWE DEPZ

FIRSTLY, THE PLANNING INSPECTOR'S CONDITIONS:

There were 20 conditions identified by the Planning Inspector, APPENDIX A of the COVER LETTER, which, although it shows some adherence notes, omits others that have no full explanation here or elsewhere.

In the PLANNING STATEMENT KINGFISHER GROVE, the section on Planning History omits Conditions 3, 4, 6, 8, 10, 14, 17 and 18 of the Planning Appeal approval and in SECTION 6 CONCLUSION it states:

6.1 This planning statement for the reserved matters application at Land West of Kingfisher Grove, has set out relevant matters for consideration of the Proposed Development.

6.2 This application submission sets out how the reserved matters scheme is compliant with the Development Plan and conditions established by the outline planning application in matters of layout, scale, appearance and landscaping, as well as accompanying matters of ecology, drainage and other relevant operational matters.

6.3 It is concluded therefore that these proposals are in full conformance with the Development Plan, and that "the reserved matters application should therefore be positively determined without delay".

THE ABOVE IGNORES BOTH THE SPIRIT AND LETTER OF THE PLANNING INSPECTOR'S DECISION AND MUST BE CONDITIONED ACCORDINGLY.

SECONDLY, THE JUNCTION OF GRAZELEY ROAD AND BASINGSTOKE ROAD

In TRANSPORTTECHNICAL NOTE the Planning Inspector includes the note that "2.3.2 During the Appeal, the Inspector stated that the improvements to the junction of Grazeley Road and Basingstoke Road will provide for increased traffic levels and would address all matters raised regarding congestion". This is expanded on in the following from the Planning Inspector's decision:

HIGHWAYS

51. Whilst the Council initially presented a putative reason for refusal relating to access to the site and its potential effects on highway safety, discussions between the appellant and Council prior to the Inquiry resolved matters of difference. A theme within the objections from interested parties was the potential effects of traffic congestion on the local road network resulting from the additional vehicle trips generated by the development. The junction of grazeley road and basingstoke road was identified as a particularly congested spot. forthcoming improvements to the junction have already been resourced and from the evidence provided it appears that this junction will provide for increased traffic levels resulting from the various developments in and around three mile cross.

AT THE CURRENT STATE OF PLAY, THE PROPOSED SIGNALISATION OF THE CHURCH LANE/BASINGSTOKE ROAD JUNCTION DOES NOT INCLUDE ANY IMPROVEMENT TO THE 'T-JUNCTION' OF GRAZELEY ROAD/BASINGSTOKE ROAD WHICH REMAINS AS AN UNCONTROLLED KEEP CLEAR BOX.

TWO SOLUTIONS TO THIS ARE AVAILABLE AS CONDITIONS BEFORE THE OCCUPATION OF ANY DWELLING:

EITHER:

THIS JUNCTION MUST BE SUPPORTED BY A YELLOW HATCHING BOX WITH CCTV MONITORING OF BREACHES OF STOPPING WITHIN SUCH A YELLOW HATCHED BOX. THIS WOULD ENSURE THAT TRAFFIC ENTERING/LEAVING GRAZELEY ROAD, BE IT NORTHBOUND (LEFT TURN) OR SOUTHBOUND (RIGHT TURN) IS UNIMPEDED.

OTHERWISE:

THE GRAZELEY ROAD/BASINGSTOKE ROAD JUNCTION MUST BE BROUGHT INTO THE SIGNALISED OPERATION OF THE WHOLE BASINGSTOKE ROAD/CHURCH LANE/GRAZELEY ROAD ARRANGEMENT, (WHICH HAS CONSISTENTLY BEEN EXCLUDED FROM THE JUNCTION IMPROVEMENTS).

THIRDLY, PLANNING INSPECTOR'S PROPOSAL FOR WOODCOCK LANE

S106 Agreement

55. The proposed transport-related contributions of a 'My Journey' travel plan payment and a contribution for upgrading the surface of Woodcock Lane would promote sustainable travel choices and improve local access. I am satisfied that these are required to make the development acceptable.

The Planning Inspector referred to the Woodcock Lane BOAT as in need of upgrading to allow full use by vehicles from the development. The drawing in the application 200102 Appeal Transport Appendix is ITB15490-GA-016 and the developer cost contribution proposed is 65k.

IT IS MY CONTENTION THAT WOODCOCK LANE WAS DESIGNATED A BOAT IN ERROR, AND THAT ANY IMPROVEMENT OF THE SURFACE (IN ITSELF, VERY DESIRABLE) MUST BE TIED TO ITS REDESIGNATION AS A BYEWAY FOR HORSES, PEDESTRIANS AND CYCLISTS BUT NOT MOTORISED VEHICLES OTHER THAN THOSE PERMITTED FOR MAINTENANCE. THIS MUST INCLUDE ACCESS RESTRICTIONS THROUGH APPROPRIATE GATES ETC.

FOURTHLY, PLANNING INSPECTOR'S DECISION REGARDING THE AWE DEPZ
The PLANNING STATEMENT includes the following, quoting the Planning Inspector's decision (points 8 to 22 on AWE Burghfield):
4.3 The Development Plan additionally includes policy TB04 relating to Development in vicinity of AWE Burghfield. In the outline decision (APP/X0360/W/22/3304042), the inspector noted at DL21 &

22: The evidence presented to me in this appeal has been examined and tested. Given its bespoke circumstances, I do not consider that it would result in the creation of a precedent for allowing other development in the DEPZ that in any case must be assessed on its own merit. I

therefore conclude that the proposal would not present a barrier to the ability of blue light services to safely carry out their duties, and nor would it affect the Council's ability to execute and manage its obligations under the REPPiR plan. Furthermore, people living in or using the appeal site could be safely accommodated. Together, these considerations form the thrust of MDD Policy TB04 and, as such, I find no conflict with this policy. Additionally, the development would not adversely affect the continued operation of the AWE site, and there would be no conflict with the NPPF.

4.4 This matter has therefore been addressed as part of the outline decision in establishing the principle of development and is not relevant to the determination of the reserved matters application.

THIS IS CATEGORICALLY INCORRECT AND MUST BE ADDRESSED AS SET OUT IN THE CURRENT WBC LPU DOCUMENT 'DUTY TO COOPERATE: INTERIM STATEMENT OF COMPLIANCE DOCUMENT':

Atomic Weapons Establishment consultation zones

- 5.103 AWE Burghfield is a nuclear licenced site, located within West Berkshire District but in proximity to Wokingham Borough.

Various consultation and emergency zones around 1317 32 AWE Burghfield extend into the borough. These include the Detailed Emergency Planning Zone (DEPZ) - the zone for which emergency plans must be in place in case of a radiological incident.

- 5.104 The council works on an ongoing basis with a range of organisations relevant to the function of AWE Burghfield and an emergency response in the event of a radiological incident. This includes the Office for Nuclear Regulation, West Berkshire District Council as the authority responsible for the Off Site Emergency Plan and a range of emergency services. Activity includes monitoring the potential cumulative change in population surrounding AWE Burghfield and understanding the consequences for emergency planning.

THE RESERVED MATTERS APPLICATION MUST INCLUDE A FULL AND COMPREHENSIVELY DOCUMENTED SITE "SHELTERING AND EVACUATION PROCEDURE" THAT CONFORMS TO THE SPIRIT AND LETTER OF THE PLANNING INSPECTOR'S DECISION AND COVERS THE ESTABLISHMENT, CONSTRUCTION, AND RESIDENTIAL OCCUPATION OF THE SITE.

THAT ENDS THIS OBJECTION TO THE RESERVED MATTERS APPLICATION IN ITS CURRENT FORM, WHICH OTHERWISE WOULD BE ACCEPTABLE WITH THE APPROPRIATE AMMENDMENTS AND CONDITIONS.