

PLANNING REF : 250517
PROPERTY ADDRESS : Kingsbridge House
: house Lambs Lane, Reading
: RG7 1JE
SUBMITTED BY : Mr Anthony Young
DATE SUBMITTED : 08/03/2026

COMMENTS:

My objection is based on several material planning considerations, including safety concerns relating to the AWE Emergency Planning Zone, significant transport and highway impacts, harm to local wildlife and ecology, and the cumulative effect of over development in this part of Wokingham Borough.

My specific grounds for objection are set out below:

1. AWE Burghfield Emergency Planning Zone (EPZ) - Conflict with National Guidance

The proposed development falls within, or close to, the AWE Burghfield Detailed Emergency Planning Zone (DEPZ), where strict controls apply to new residential development under:

The Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPPIR)

The Office for Nuclear Regulation (ONR) Land Use Planning Consultation Zones

National Planning Policy Framework (NPPF) - Paragraphs on Safety, Hazardous Installations & Risk

The ONR routinely advises local authorities to limit population growth within the EPZ to ensure safe evacuation in the event of an emergency. Increasing residential density in this zone is therefore contrary to both ONR guidance and NPPF requirements to avoid increasing risk to public safety.

The Council has a legal duty under REPPPIR 2019 to consider:

The effect of population uplift within the DEPZ

The ability to evacuate residents safely

Whether development would compromise AWE off site emergency plans

This application fails to demonstrate that evacuation times, road capacity, or emergency procedures can safely accommodate additional residents.

2. Transport, Road Safety & Highway Capacity

The proposed development will lead to an unacceptable increase in traffic on already constrained local roads, including Basingstoke Road. These roads suffer from:

Peak time congestion

Limited junction capacity

Narrow carriageways

Restrictions caused by school traffic and commuter flow

Under the NPPF (2023), Paragraph 115, development should be refused where it would result in an "unacceptable impact on highway safety" or "severe residual cumulative impacts on the road network."

No evidence has been provided that:

Local junctions can safely accommodate extra vehicle movements

Pedestrian safety (particularly for school children) will not be

compromised

Sustainable transport alternatives have realistic capacity or frequency

The Transport Statement significantly underestimates traffic generation, contrary to the methodologies in the DfT's Transport Assessment Guidance.

3. Harm to Wildlife, Biodiversity & Priority Habitats

The site and surrounding area support locally important ecosystems, including:

Habitats for protected species (bats, birds, badgers, and amphibians) Hedgerows, mature trees, and wildlife corridors

Foraging routes and green infrastructure used for species movement Under:

Environment Act 2021 - mandatory Biodiversity Net Gain (BNG) NPPF Section 15 - Conserving & Enhancing the Natural Environment Wildlife and Countryside Act 1981 (as amended)

the applicant must demonstrate measurable biodiversity net gain and avoid adverse ecological impacts.

The ecological assessment submitted is insufficient, lacking:

Seasonal surveys

Mitigation plans

Assessment of cumulative impact with other nearby developments

This results in legal non compliance with the Environment Act 2021, rendering the application unsound.

4. Over Development & Pressure on Local Services

This area has already experienced significant recent development, and further housing here will place unmanageable pressure on:

Schools

GP surgeries

Road infrastructure

Flooding and drainage systems

Emergency services

Under NPPF Paragraph 2, development must be sustainable. This proposal contributes to unsustainable population density, contrary to the

Council's own:

Local Plan Core Strategy

Infrastructure Delivery Plan (IDP)

Settlement hierarchy policies

Local infrastructure cannot accommodate additional residents without substantial investment, and no such mitigation is provided.

5. Character, Density & Impact on Residential Amenity

The scale and density of the proposed development are out of keeping with the surrounding semi rural character and will:

Increase noise and light pollution

Reduce privacy and amenity for existing residents

Diminish green space that contributes to community wellbeing

This conflicts with NPPF Chapter 12, requiring development to be "sympathetic to local character".

Conclusion

For the reasons outlined above particularly the public safety concerns relating to the AWE EPZ, highway safety, ecological harm, and over development I respectfully urge Wokingham Borough Council to refuse Planning Application 250517.