

**From:** [REDACTED]  
**Sent:** 26 February 2022 20:41  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Planning Application - 22/00244/FULEXT

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**Categories:** SmartSaved

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Good afternoon,

I would like to raise an objection to the proposed building of additional houses with access via Regis Manor Road.

I live on Regis Manor Road and purchased a property here as it was a quiet small road which has little traffic.

- By building more houses this will increase the traffic in the road causing a danger to the children who play outside.
- You will also be allowing access to a development via a private (unadopted) road. this will mean higher volume of traffic causing wear and tear to our road. Also Regis Manor Residents are paying for the maintenance of this road. I am not at all happy with this arrangement, the new development will either need to pay their share of the maintenance or we will object to allowing a developer access via a private road we residents collectively own.

Kind regards,  
Mark.

**From:** [REDACTED]  
**Sent:** 02 March 2022 17:01  
**To:** [Planapps](#); [REDACTED]  
**Subject:** <v9\_SmartSaved/> Objection to proposed planning:  
22/00244/FULEXT

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**Categories:** SmartSaved  
**SmartSaved:** wbcopentlappsrv\_U532\_D8\_N2091849

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Dear West Berks Planning team,

I am writing to **Object** against the proposed development plan of x32 new dwellings referred to as: 22/00244/FULEXT

I have strong concerns that this proposed development, coupled with the additional proposed development off Clay Hill Road (For circa x100 homes) and the recent developments already in place in the general "Burghfield area" will negatively impact the community and its local infrastructure as there is already increased pressure, resulting in increased demand for Schooling, Doctors / Dentist (& General Public services) where there clearly isn't capacity and where there has been no enhancements made to support such developments.

Proposing another development of x32 dwellings will not only result in a negative impact on the above, but suggests that the community, its infrastructure, Roads & Traffic increase are not capable to handle the further throughput. In essence, it could be argued that this proposed development would then result in the area becoming "Over-developed"


I understand the trees surrounding the Regis Manor road area and land described as "Behind Hollies nursing home" for development are considered "Ancient woodland" covered by TPO's and as such, by removing trees and vegetation leaves woodland wildlife to become impacted and their natural environment/ habitat potentially destroyed. Even planting additional / replacement mature trees would take 50-100 years to become the same size as the currently established ones, and as a resident, we see, as well as hear, many types of wildlife already from Badgers, Bats, Deers, birds and general woodland wildlife where development of the proposed dwellings leaves natural wildlife to lose their habitat.

As homeowners, the outlook would also be compromised for all in the surrounding area of this proposed development.

The proposed development does not take into account a suitable / adequate access point, and should have its own access via Reading Road / Clay Hill road in a similar way, to that of Regis Manor Road and similar recently built homes off the main Reading Road and not form an extension of any existing street / Road of any nature as this increases traffic throughput, the need for more lighting, drainage, (Potential SUDS) all of which impacts the already challenged natural environment where this has been long standing for many years.

Lastly, the plans received by Crest Nicholson for the "Regis Manor road" development show that this road is Private and managed / maintained by a management company where access would need to be granted by residents and as such, further reject on this basis.

Thanks

**From:**   
**Sent:** 05 March 2022 11:28  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Planning application 22/00244 objection

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**Categories:** SmartSaved

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Further to the above planning application for 32 dwellings we would like to raise our objections to this

1) Being a resident of Regis Manor Road I feel this road is too small to be used as access and is a safety risk to the residents and children living here, the hgv vehicles and other work traffic could pose a risk to the young children down here. The road is also believed to be a private road and was sold to the residents as a cul de sac making it safe for our children to play out without lots of through traffic. There is not sufficient parking in Regis Manor Road for the works vehicles whilst they are prepping the site and therefore our road should not be used.

2 The local village of Burghfield has had a lot of new homes recently with Burghfield park, Regis Manor Road and the 100 homes that have been approved on Clayhill Road this will put a lot of strain on our local resources schools, doctors and other amenities it is already hard enough to get an appointment at the local doctors and dentist .

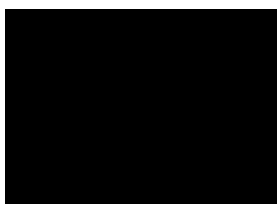
3 environmental impacts

Upon purchasing our property we were advised the trees around this development had tree preservation orders, the planning application does not take into account guidelines of a 15 times larger than diameter of the tree buffer zone. There is also ancient woodland very close to the boundary of the site which could mean some of these trees overlap into peoples garden and have an impact on wildlife. The trees are strong and healthy having survived recent high wind storms and therefore should not be classed as damaged or low quality.

I hope these points raised against the potential development are strongly considered and look forward to receiving any updates on this application.

Many thanks

Michelle and Chris Hitt



**From:** [REDACTED]  
**Sent:** 07 March 2022 21:18  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Planning app 22/00244/FULEX - [REDACTED]  
[REDACTED]

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Dear Plannapps Team

I wish to **OBJECT** to the above application with the following concerns:-

1. Health & safety - the main route through Burghfield (Reading Road) - with the previous development HGV's with deliveries were queuing on the Reading Road and traffic was overtaking on the slight bend where now there is a crossing island. This was reported to West Berks on numerous occasions. The condition of the road was left with building debris for long durations (even though there was supposed to be a wheel clean facility onsite) making it very slippery and hazardous.
2. The Hollies nursing home had their entrances blocked on numerous occasions and disruption to the utility services effecting the elderly and vulnerable in the community. The residents at the rear of the property also suffered with bright lights shining in their rooms and noise from the construction vehicles (beeping).
3. Environment - at the rear of the development the ancient woodland is at risk. Significant habitat and species with protected trees on all boundaries. Some trees were chopped down a while back and never got replaced. Sewage spills have occurred in the woodland close to where children were playing - this has all been reported - because there has been numerous issues at the pumping station on Theale Road.
4. DEPZ - Does a date really constitute putting a community at risk when the emergency zone has been increased to include this area since this application.
5. No significant speeding provisions have been put in place along the Reading Road. Pedestrians are encouraged to cross the Reading Road with none of the remaining crossing islands installed to access the local shops.
  
6. With the previous planning applications in this area (4 + 28) conditions were put in place by West Berks but were not always adhered to by the developers.

[REDACTED]

**From:** [publicaccess@westberks.gov.uk](mailto:publicaccess@westberks.gov.uk)  
**Sent:** 09 March 2022 15:49  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Comments for Planning Application 22/00244/FULEXT

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**Categories:** SmartSaved  
**SmartSaved:** wbcopentlappsrv\_U532\_D8\_N2094755

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 09/03/2022 3:48 PM from Mrs Jessica Dodds.

### Application Summary

Address:	Land Rear Of The Hollies Reading Road Burghfield Common Reading West Berkshire RG7 3BH
Proposal:	Erection of 32 dwellings including affordable housing, parking, and landscaping. Access via Regis Manor Road.
Case Officer:	Michael Butler

[Click for further information](#)

### Customer Details

Name: Mrs Jessica Dodds



### Comments Details

Commenter Type:	Objector
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We object to this proposal on several grounds.

1) Concerns regarding wildlife and ancient woodland. We are aware that the proposed woodland is a valuable habitat for many species of wildlife. We believe there are badgers inhabiting the site and as a protected species we would be concerned about the build disrupting them. There is also an abundance of other wildlife using the site. I'd also be concerned about the loss of trees which protect local properties from light and sound pollution.

2) Pressure on amenities. Local GPs/dentists/other healthcare providers are already very stretched and I would be concerned that an increase in population in Burghfield would put significant pressure on their capacity to see patients. It is already incredibly difficult to get a GP appointment and am concerned that this makes our healthcare system unsafe. The increase in residents will also put pressure on local schools. Are there plans in place to alleviate these pressures considering the increasing population?

3) Access and increased traffic. I am concerned that the proposed entrance points would increase traffic on already dangerous roads. Many of the roads around Burghfield common are already windy, single-track roads and people drive very fast despite the speed limits in place. I would be worried that an increase in population would make these roads more difficult to use, increasing traffic and accidents in our village.

4) AWE DEPZ - I understand the zone was extended in 2019 to cover this area of Burghfield Common and that no new housing should be built within the zone.

**From:** [REDACTED]  
**Sent:** 09 March 2022 21:52  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> 22/00244/FULEXT

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**Categories:** SmartSaved  
**SmartSaved:** wbcopentlappsrv\_U532\_D8\_N2095417

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Dear sirs,

I would like to object to the above planning application for the following reasons:

- Regis Manor road is a private road, owned by the residents, by allowing heavy construction traffic and extra residential traffic down the road you risk damaging the road and leaving residents to pick up the bill which is unacceptable. I would suggest you find an alternative road to attach onto which is not private.
- Developing the land will have significant environmental impact in what is ancient woodland. The developer will no doubt uproot trees protected by TPO's and cause habitat loss for lots of species that call the land home. Burghfield's selling point is its green space. Lets not turn Burghfield into a Borough of Reading!

Kind regards,  
Kimberley.

**Planning Application number: 22/00244/FULEXT – Land to the Rear of the Hollies  
Objections**

Further to the above planning application I wish raise the following objections and trust these will be duly considered and addressed.

Firstly, please can the Council confirm that all financial and other interests, of all parties involved in the application and its' approval have been fully declared?

**1. Atomic Weapons Establishment (AWE)- Detailed Emergency Planning Zone (DEPZ)**

The application site falls within the DEPZ. West Berkshire County Council website quotes:

*"In the interests of public safety, residential<sup>(9)</sup> development in the Detailed Emergency Planning Zone (DEPZ)<sup>(10)</sup> of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council, especially when the Office for Nuclear Regulation (ONR) has advised against that development."*

And on the same website the Office for Nuclear Regulation (ONR) indicates and Council policy is:

*"The ONR has indicated that on the basis of its current model for testing the acceptability of residential developments around the AWE sites, it would advise against nearly all new residential development within the DEPZs defined on the Proposals Map. Policy SP4 reflects the Council's intention to normally follow the ONR's advice in the DEPZs."*

The proposed development does not have outline planning permission, was not part of the Regis Manor Road application / approval and is therefore "new residential development" and therefore, goes against ONR advice and Council policy. How is this possible?

Permitting this development would go against the above and put the existing and new householders safety directly at risk within the DEPZ. This should not be allowed. How will this be addressed?

There are other proposed residential developments in Burghfield Common, also going through planning, these too would increase the number of new residential dwellings within the DEPZ.

Also, given the current world situation with Russia and likely cold war to follow, activity at both AWE sites may increase, this is further reason not to build more houses within the DEPZ putting household safety at risk.

## **2. Increased Traffic Hazards**

The proposed development access is via Regis Manor Road on to the Reading Road. In the main the road is:

- Narrow – cars travel very close to the pavement – danger of mounting and colliding with pedestrians.
- Either has no street lighting or poor lighting – vehicle drivers cannot see pedestrians and cyclists.
- Has a very narrow footpath – risk of accidental falling into the path of oncoming traffic.
- No safe crossing points when heading from Regis Manor Road into either Burghfield or Burghfield Common.
- Most of the driveways leading on to Reading Road are blind 90 degree turns with very limited visibility.

Reading Road is already busy, increased construction and permanent traffic volumes from the development significantly increases the risk to all pedestrians, cyclists and car drivers, especially children and the elderly. How will this be prevented?

This also impacts any emergency services and AWE evacuation requirements. How will this be addressed?

## **3. Site Access**

Regis Manor Road is a private, unadopted road, the owners of which have not given permission for this to be used to access the proposed development. Whereas, the developer states that no change to the right of way is required – this would appear to be incorrect. No other accesses are shown or are suitable. How will the site be accessed?

## **4. Significant Detrimental Environmental Impact**

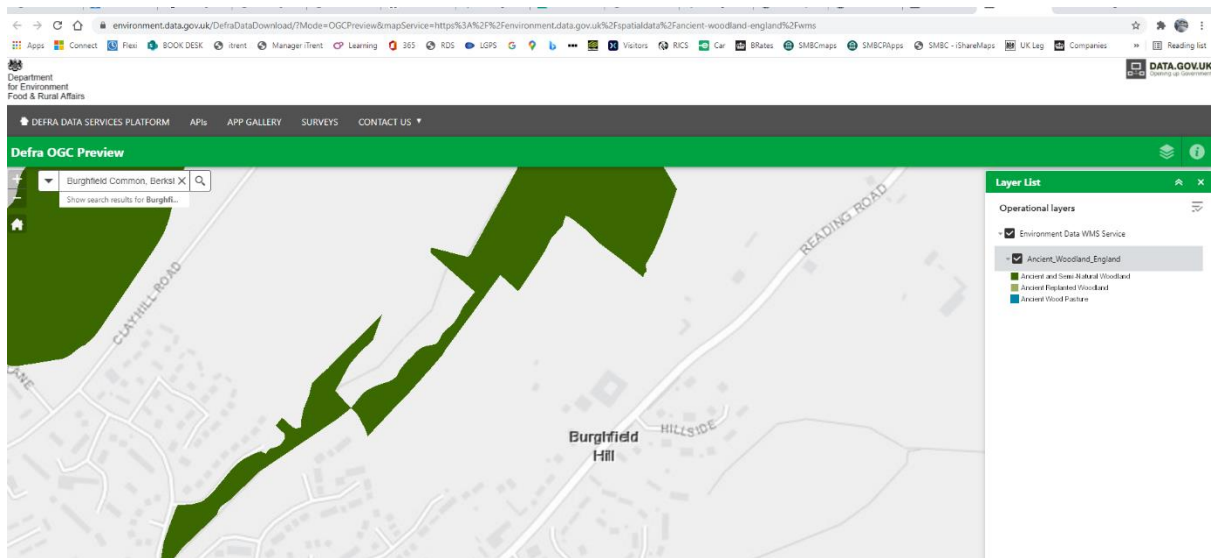
### **4.1 Ancient Woodland and Trees**

The north western boundary of the site is an identified area of ancient woodland classed as of high ecological value. The Pro Vision ecological report states that human use and interference would have a detrimental effect and must be prevented. With the gardens and development going right up to the edge of the wood, detrimental impacts will occur. This should not be allowed. How will this be prevented? Has sufficient buffer from the gardens and other areas of the development been incorporated in accordance with government guidance? The guidance states a minimum of 15m, not including gardens, and with residential developments larger buffer zones may be needed. Has this been complied with?

The development includes developing within the area marked as “Existing woodland to be retained” shown on the West Berkshire Council Local Plan adopted 2017. This includes plots 6 - 12, the open space, attenuation pond and path (see plan at the end of this document) .



The area of existing woodland to be retained is “Ancient Replanted Woodland” (pale green on the plans below), this development removes this replanted ancient woodland (see plans below). The building in this area also again allows the detrimental human impacts on the ancient woodland. This should not be allowed. Why is it now allowed to contravene the adopted local plan and the removal of ancient replanted woodland?







The development requires the felling and removal of 4no. very established Oak Trees, circa 80 years old, protected by TPO's (classed by a previous Council assessment as mature trees of high value and worthy of protection). The proposal also identifies some trees as damaged and of low quality having to be removed. This is incorrect, in the recent severe storms and winds none of the trees came down or lost limbs. In this age of global warming, climate change and deforestation, how is this acceptable? Replacing with a few new planted saplings is not an acceptable or sustainable solution.

Removal of the trees contradicts the National Planning Policy Framework (2021) 2.12. It states: *"The purpose of the planning system is to contribute to the achievement of sustainable development." This includes an environmental role, to protect and enhance our natural environment.*

The submitted Landscape Quality document confirmed: *'The mature tree belts and native hedgerow around the land parcels of the Application Site are typical features of the Burghfield Woodland and Heathland Mosaic LCA which is often retained within the settlement context of Burghfield Common Modern Residential Townscape Character Area and have medium to high value.'*

Also, as stated in the ecological report the trees are used as highways for many species of Bats. Removal and trimming of the trees will have a significant impact on the bats. How can this be prevented?

#### **4.2 Wildlife**

The ecological report identifies five protected species using the site. Removal of the existing natural vegetation, grass, trees and fields will destroy the animals habitat and either kill or drive them from the area. This should not be allowed to happen. How will this be prevented?

From previous and recent surveys the bat population and species type found at the site look to be increasing. The development is likely to reverse this. How can this be prevented?

Lighting pollution from the development will impact the bats, hindering their transit and foraging, resulting in their likely eradication from the area. How will this be prevented?

#### **5. Overdevelopment**

Burghfield Common has seen significant new residential development, continually adding pressure to the local amenities. This development will bring increased traffic adding further pressure on small local roads increasing the risk to all footpath and road users. It will also add further pressure to local schools, doctors and dentists. How will this be prevented?

On top of the above a further 100 houses have planning permission off Clay Hill Road, adding further pressure to local amenities.

#### **6. Significant Visual Impact**

All four properties within The Oaks and Haycroft will suffer significant visual impact as the houses within the development look straight into the above properties. Views from Residential Properties' 6.14 states: *'Occupiers of the four detached two storey properties located adjacent to the east of the Application Site (The Oaks), would gain near views of the proposed development. The new houses would be visible beyond post and rail garden fences.'* The developer concedes that the development would significantly affect their outlook, the houses barely, if at all, achieve the minimum 21 metres away and will result in light pollution where currently there are no lights at this part of the village. How will the impact be prevented?

#### **7. Other Issues with the Developer Application**

The developer states that no change to the right of way is required. However, this appears incorrect as Regis Manor Road is a private unadopted road, which the residents of, have not given permission for access to the proposed development.

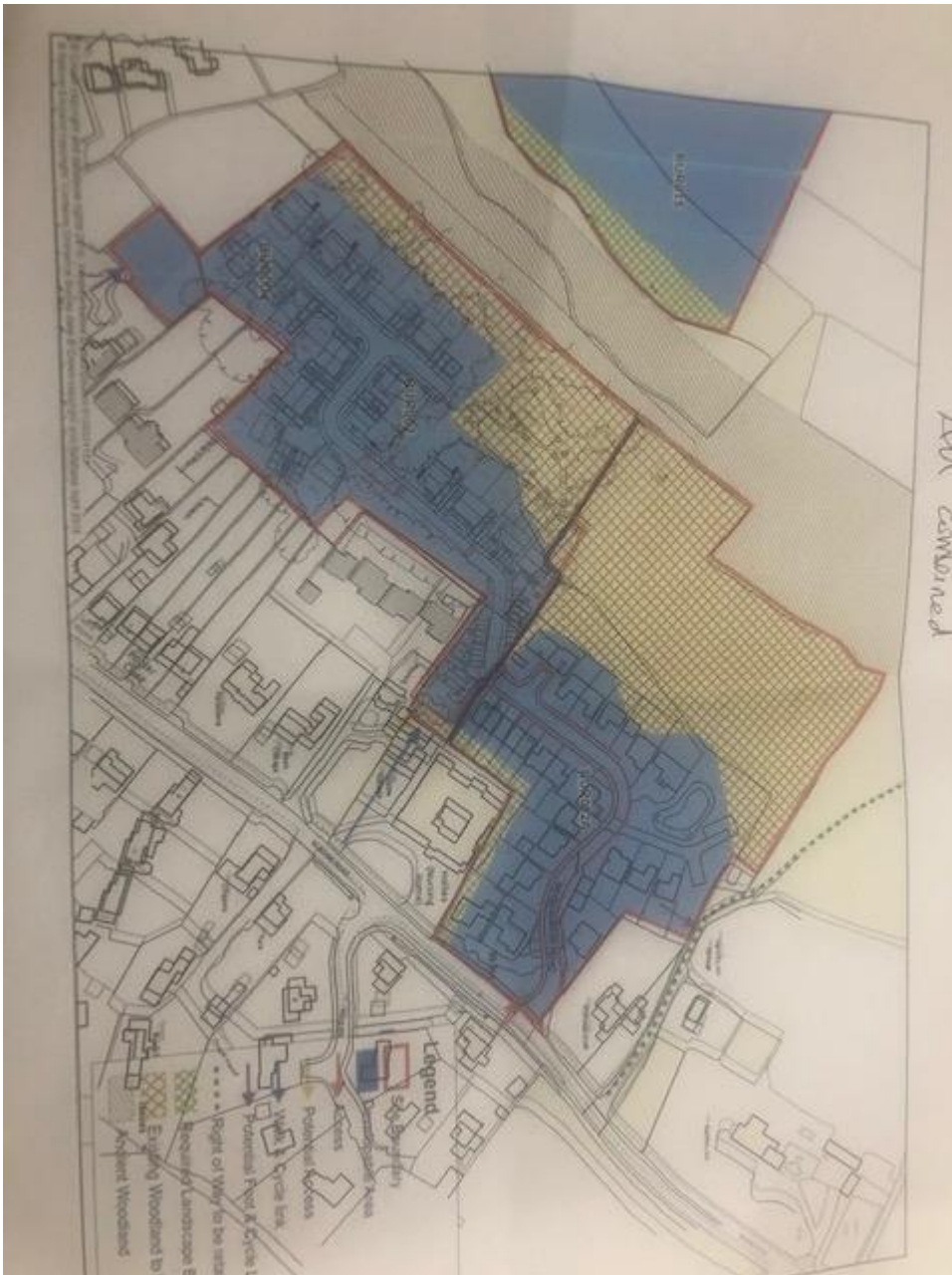
Originally 60 dwellings were proposed on the land to the rear of the Hollies. Crest have built 30. This proposal is for 32. This exceeds the original total of 60. How is this permitted?

The developer states that there are NO trees or hedges on the land adjacent to the proposed development site that could influence the development or might be important to the local landscape character. As described above this is not the case.

The developer has stated there are not any designated sites. As described above there is an ancient woodland and ancient replanted woodland. The ecology report also lists EPS licences with 2km.

Lighting pollution is of significant importance, for the impacts on wildlife specifically bats and visual impact on the residents of The Oaks. The application does not detail what the street lighting arrangements / specifications are. How will the impact be prevented.

In the proposal, Plot 6 appears to be partially outside of the ownership of the current landowner, in that the northern boundary appears to be outside of the current ownership, see plan below.



## Conclusions

All of the above points demonstrate that the site is very complex and unsuitable for residential housing development for the following reasons:

- Goes against ONR guidance and WBCC policy
- Compromises the DEPZ and puts existing and new residents at risk
- Increases risk of harm to children, the elderly, pedestrians and road users
- Does not have a proven route of access from the Reading Road
- Would have a detrimental impact to Ancient Woodland and protected trees
- Would have a detrimental impact on local wildlife.
- Is overdevelopment, pressurising local schools, doctor and dentist



6th March, 2022

Service Director,  
Development and Regulation,  
West Berkshire Council,  
Council Offices,  
Market Street,  
Newbury,  
Berkshire, RG14 5LD

Dear Sir or Madam,

**Planning Application number 22/00244/FULEXT**

I am writing to lodge an objection to the above planning application for the erection of thirty-two dwellings on 'land to the rear of The Hollies, Reading Road, Burghfield Common, West Berkshire, RG7 3BH.'

My objections are for the following reasons, and I respectfully request that you consider them fully before proceeding with this application.

1. **Access via Regis Manor Road and road safety concerns.** To the best of my knowledge this road was not constructed with through access to another development as a consideration. It is relatively narrow - so much so that the weekly rubbish and recycling collection vehicle has to reverse in and around - and has a sharp, blind, bend at the mid-point. With this road as the only access point for an additional thirty-two dwellings, there would likely be at least sixty-four additional vehicle movements per day excluding deliveries, assuming that each dwelling has only one car and enters and exits only once per day. In my opinion this represents an unacceptable safety concern and, in the event the application is approved with this access alone, then any future accidents or injuries caused will rightly attract significant scrutiny on those who made the decision. In addition I was under the impression, perhaps incorrectly but confirmed verbally by a Crest Nicholson employee just this week, that the road is private and unadopted with no plans currently in place for adoption. In this case my assumption is that the residents and Management Company would need to expressly consent to access using it.
2. **Proximity to AWE.** Searches when I was purchasing my currently property in 2021 drew my attention to the 'AWE Detailed Emergency Planning Zone.' My understanding is that no new housing could be built in this zone unless planning permission had been granted before 2019. No previous planning permission for the proposed development was highlighted in my searches, and on this basis I assume this application will be refused.
3. **Environmental impacts.** Whilst I fully understand the pressure on Local Authorities to build additional housing, this should not be at the expense of protected species. The Ecological Assessment Report within the planning documents records bats of various species, badgers, slow worms, ground nesting birds and various invertebrates who would be impacted by this development. In addition, removal of mature trees and additional light and noise pollution will further impact the environmental diversity which is already under severe pressure. Further, the 'local plan' shows that the existing woodland on the site is to be retained, although the application shows this as being cleared, likely causing even more needless environmental damage.

I would like to thank you in advance for considering my objections, and I look forward to this speculative planning application being rightly refused.

Yours Faithfully,



Mr. E.H. Askew

**From:** [REDACTED]  
**Sent:** 11 March 2022 13:36  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Planning Application 22/00244/FULEXT

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**Categories:** SmartSaved  
**SmartSaved:** wbcopentlappsrv\_U532\_D8\_N2096013

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Dear Michael Butler,

We are writing with regards to the recent planning application for the erection of 32 dwellings in Burghfield Common (22/00244/FULEXT). As residents of Regis Manor Road, we wish to **object** to the application primarily because of the plans to access the proposed dwellings via this road. As I am sure you are aware, Regis Manor Road has not been adopted by West Berkshire County Council; it has remained private, with the maintenance and upkeep of the road the responsibility of the owners. Not only does this raise questions about whether T A Fisher would be allowed access to build upon the designated site, but it also raises concerns about the potential damage that construction vehicles could cause if building work were to be approved, and about who would be responsible for fixing any of those damages.

Not only is Regis Manor Road a private one, but it is also a quiet cul-de-sac with the majority of houses lived in by families with young children. At present, these children play safely outside; however, this would no longer be the case if large, potentially dangerous vehicles, and numerous construction workers, were accessing the construction site on a daily basis. Can T A Fisher ensure the safety of ours and others' children whilst construction work is taking place? Furthermore, most of the residents bought the houses on this road due to it being a small, quiet cul-de-sac; by extending it with a further 32 dwellings, T A Fisher would also be inherently changing some of the beneficial aspects of living here.

Due to Regis Manor Road being private, and the road damage and safety concerns, we would suggest that an alternative access point be considered if it is felt that these 32 new dwellings are a necessity. Therefore, we would like to highlight that the 'Policy HAS 16' document outlines that there could be a 'potential secondary access from Stable Cottage' off Reading Road, which would seem like a much more appropriate access point as it would avoid creating congestion and potential dangers on a narrow residential road.

There are, of course, other environmental and infrastructural issues that should be raised when considering this application: the close proximity to ancient woodland and rare wildlife, and another planning application of 100 houses, which will cause a strain on local amenities and services, are also reasons to reconsider this planning proposal.

We look forward to hearing back from you with regards to our objections surrounding this planning application.

Yours sincerely,

Steven and Laura Kemp



**From:** [REDACTED]  
**Sent:** 11 March 2022 15:05  
**To:** [Planapps](#)  
**Cc:** [REDACTED]  
**Subject:** <v9\_SmartSaved/> Planning application number 22/00244/FULEXT

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**Categories:** SmartSaved

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Dear Sir or Madam

With reference to the above planning application, my first observation is that despite living close to/bordering on this site, I have seen no official notice or planning application notice. [REDACTED]  
[REDACTED] I would have thought that I would automatically expect the applicant to bring this to the attention of all interested parties.

As to the application itself I object on several grounds:-

The AWE 'exclusion' zone ( AWE DEPZ Zone) covers this entire area under the application and to my knowledge no new housing can/should be built in this zone unless approved previously to 2019. I am not aware of any such approval and therefore on this basis alone the application should not proceed? If it were to, what would be the point of having established this zone for good reason .

Over-development within Burghfield Common – I believe that the Clay Hill Road development is going ahead, this alone will place greater pressure on local facilities.

Environmental impact. In the last few years significant numbers of trees have already been felled in this area by one particular householder despite tree protection orders. The mature oaks on the area involved require protection . The wildlife in this area is considerable and varied ( I have lived here for 22 years and observed it throughout, bats, slow worms, newts on various types in the natural ponds, numerous deer and birds) and will be badly affected by light pollution, destruction of the habitat and the inevitable influx of pets. I believe that the woodland on the lowest part of the area is designated as ancient woodland, without doubt development of this site will have a detrimental effect on the woodland.

I understand that the access is down a private unadopted road. It's a private unadopted road for a reason , because it was never designed to carry a volume of traffic , so this too indicates that this is an inappropriate application and should be refused.

Yours faithfully

Ian Bessant  
[REDACTED]


## Planning Application number: 22/00244/FULEXT – Land to the Rear of the Hollies Objections

Further to the above planning application I wish raise the following objections:

### 1. Increased Traffic Hazards

The proposed development access is via Regis Manor Road on to the Reading Road. Currently on the main road is:

- No safe crossing points when heading from Regis Manor Road into either Burghfield or Burghfield Common. This has been raised several times to the local council.
- Pavement is very narrow on Reading Road and only located on one side up to Mans Hill where it continues to an even narrower pavement – pedestrians are forced to either cross the busy road or walk on the road to pass others especially with push chairs & young children. Increasing danger of vehicles colliding with pedestrians.
- Most of the driveways have limited visibility leading on to Reading Road, with some with blind 90 degree turns
- Limited street lighting – poor visibility for vehicle drivers so cannot see pedestrians and cyclists.
- Existing traffic levels have increased making the Reading Road already very busy and fast moving, despite the 30 signs, more development would add even more volumes putting the residents, especially children & the elderly at risk.

### 2. Atomic Weapons Establishment (AWE)- Detailed Emergency Planning Zone (DEPZ)

The application site falls within the DEPZ. West Berkshire County Council website quotes

*“In the interests of public safety, residential<sup>(9)</sup> development in the Detailed Emergency Planning Zone (DEPZ)<sup>(10)</sup> of AWE Aldermaston and AWE Burghfield is **likely to be refused planning permission by the Council, especially when the Office for Nuclear Regulation (ONR) has advised against that development.**”*

The Office for Nuclear Regulation (ONR) indicates and Council policy is:

*“The ONR has indicated that on the basis of its current model for testing the acceptability of residential developments around the AWE sites, **it would advise against nearly all new residential development within the DEPZs defined on the Proposals Map.** Policy SP4 reflects the Council’s intention to normally follow the ONR’s advice in the DEPZs.”*

On this basis how can a new development be proposed which is classed as a “new residential development” when it does not have outline planning permission and was **not** part of the Regis Manor Road application. The inclusion of this site in the HSA dated May 2017 was indicative only approx. 60 dwellings - **subject to planning**. The HSA requirement referred to in the application for new proposed site, was obtained **before** the change in the AWE B zone

in 2019. Therefore, this is new residential development, for public safety and reassurance it needs to be **proven** that calculations do include this site's additional numbers.

### **3. Site Access**

Regis Manor Road is an unadopted private road, managed by a Management Company and owned by the residents of which have not given permission for this to be used to access the proposed development. Therefore, this access point is not proven.

### **4. Ancient Woodland and Trees**

The fields that make up the site have long lines of mature oak trees, which are protected by a Tree Preservation Order. The proposal to gain access into field 3 is to remove four of these trees. The Council has previously carried out an assessment of these trees and deemed them mature trees of high value and worthy of protection. They are also a vital part of the continuity of wildlife corridors on the site. This is detrimental to sustainability & biodiversity. In times of climate change we should not be felling mature healthy trees of this nature.

The development also includes developing within the "Existing woodland to be retained" area as shown on the West Berkshire Council Local Plan adopted 2017. The area of existing woodland to be retained is "Ancient Replanted Woodland" this development removes this replanted ancient woodland. Building in this area also again allows the detrimental human impacts on the ancient woodland. It would simply become an extension of the green space and under threat from children playing, dogs roaming etc, which will destroy the delicate balance of the habitat. The edges of the wood form a unique habitat on which many woodland species rely. The proximity of the proposed gardens would change this and enable non-native plants to seed in the woodland, altering the current established, but fragile eco system.

Removal of the trees contradicts the National Planning Policy Framework (2021) 2.12. It states: *"The purpose of the planning system is to contribute to the achievement of sustainable development." This includes an environmental role, to protect and enhance our natural environment.*

The submitted Landscape Quality document confirmed: *'The mature tree belts and native hedgerow around the land parcels of the Application Site are typical features of the Burghfield Woodland and Heathland Mosaic LCA which is often retained within the settlement context of Burghfield Common Modern Residential Townscape Character Area and have medium to high value.'*

## 5. Wildlife

The ecology report identifies five protected species using the site. Removal of the existing natural vegetation, grass, trees and fields will destroy the animals habitat and either kill or drive them from the area.

Lighting pollution alone would impact the rare bats species that use this area to forage, hindering their transit and foraging, resulting in their likely eradication from the area. As a rural community aren't we responsible for protecting our rare species and not be destroying their habitats!

## 6. Significant Visual Impact

All four properties within The Oaks, Haycroft and 1 & 2 The Paddocks will be impacted. The houses within the development look straight into the above properties. Views from Residential Properties' 6.14 states: *'Occupiers of the four detached two storey properties located adjacent to the east of the Application Site (The Oaks), would gain near views of the proposed development. The new houses would be visible beyond post and rail garden fences.'* The developer concedes that the development would significantly affect their outlook, the houses barely, if at all, achieve the minimum 21 metres away and will result in light pollution where currently there are no lights at this part of the village.

## 7. Overdevelopment

Burghfield Common has seen significant new residential development, continually adding pressure to the local amenities. This development will bring increased pressure to the infrastructure, local schools, doctors and dentists.

On top of the above a further 100 houses have planning permission off Clay Hill Road, adding further pressure to local amenities.

## 8. Developer Application Inaccuracies:

The developer states that no change to the right of way is required. However, this appears incorrect – **see point 3 Site Access**

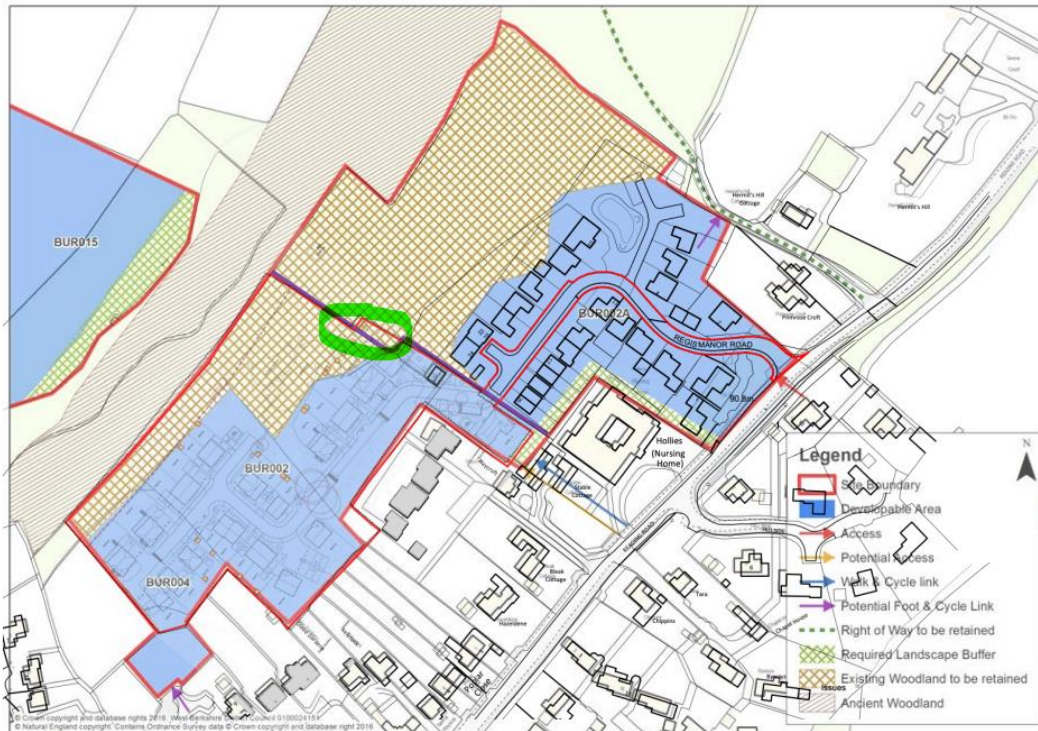
The developer states that there are NO trees or hedges on the land adjacent to the proposed development site that could influence the development or might be important to the local landscape character. **See point 4 – Ancient Woodland & Trees**

The developer has stated there are not any designated sites. **See point 4 – Ancient Woodland & Trees**

The ecology report also lists EPS licences with 2km. Lighting pollution is of significant importance, for the impacts on wildlife specifically bats and visual impact on the residents of The Oaks & The Paddocks – **see point 5 Wildlife**

The developer has not detailed any street lighting requirements.

In the proposal, Plot 6 appears to be partially outside of the ownership of the current landowner - see plan below.



## My Conclusions

The proposed site is not suitable for new residential development due to the significant impacts detailed above and summarised below:

- Increases risk to pedestrians and road users, especially children & the elderly
- Potentially compromises the DEPZ capability, putting existing and new residents at risk
- Does not follow government guidelines
- Does not have a proven route of access from the Reading Road
- Would have a detrimental impact to Ancient Woodland and protected trees
- Would have a detrimental impact on local wildlife.
- Is overdevelopment, pressurising local schools, doctors and dentist

We refer to planning application no. 22/00244/FULEXT 'Land to the rear of The Hollies' and wish to **OBJECT** to this proposal for the following reasons.

1. Detailed Emergency Planning Zone:

When considering the numbers which need to be accommodated in the inner zone, the AWE Off Site Emergency Plan states it is: (sections 5:10 & 5.11)

*... 'confirming the number of residential and commercial units within the area and those locations where planning permission has already been granted and the application is still valid.'*

And that:

*'Residential properties numbers were being determined including 'approved developments which have not yet been built'. This site does not have, nor ever has had planning approval - outline or full. The inclusion of this site in the HSA was indicative only of an agreement in principle for approx. 60 dwellings - subject to planning. Therefore, for public safety and reassurance it needs to be proven that calculations do include this site's additional numbers if it is allowed to go ahead.*

The submitted Pro Vision Planning Statement sections 6.71 and 6.72 states:

*'It is noteworthy to mention again that the site is an allocated site, so consultation with the emergency planning team will likely have taken place already to ensure the future housing provision on this site could be accommodated within the emergency planning arrangements. Nevertheless, it is significant that the ONR, when commenting on the adjacent application for outline planning permission, considered the scale and location of the proposed development is such that they would not advise against the application'.*

The developer is obviously unaware of any consultation/agreement with the ONR for inclusion of these additional housing numbers into the DEPZ. Again, this site is separate from the adjacent Regis Manor Road site, it was not master planned as per the HSA requirement and consent for the outline permission referred to above was obtained **before** the change in the AWE B zone.

2. The proposal has not shown it has an available safe entrance and exit. Regis Manor Road is a private road, managed by a Management Company and gained planning permission as a separate development to the currently proposed site.

The HSA originally stated the site should be master planned and that: *'The site will be accessed from Reading Road, with a potential secondary access from Stable Cottage...'* The referred to main access from Reading Road has been utilised for Regis Manor Road houses as a no through road.

3. The fields that make up the site have long lines of mature oak trees, which are protected by a Tree Preservation Order. The proposal to gain access into field 3 is to remove four of these trees. The Council has previously carried out an assessment of these trees and deemed them mature trees of high value and worthy of protection. They are also a vital part of the continuity of wildlife corridors on the site.

These trees should not then be felled for a relatively small number of houses which West Berks could better accommodate elsewhere in the area.

The National Planning Policy Framework (2021) 2.12 states: “*The purpose of the planning system is to contribute to the achievement of sustainable development.*” **This includes an environmental role, to protect and enhance our natural environment’.**

The submitted Landscape Quality document confirmed: *‘The mature tree belts and native hedgerow around the land parcels of the Application Site are typical features of the Burghfield Woodland and Heathland Mosaic LCA which is often retained within the settlement context of Burghfield Common Modern Residential Townscape Character Area and have medium to high value.’*

4. Re West Berks Core Strategy Development Plan, policy HSA16, the criteria are to: *‘Limit the developable area to the west of the site to exclude the areas of existing woodland’.* The area of existing woodland in field 2, adjacent to the ancient woodland, is **outside** the redrawn village boundary, but is being proposed for use as: garden land for plots 6-12, an attenuation pond and also for open green space - which does not satisfy the criteria or create a good design. This existing woodland area, unless substantially fenced off (which would obviously also prevent the wildlife entering and exiting the woodland) would make the ancient woodland simply an extension of the green space and under threat from children playing, dogs roaming etc, which will destroy the delicate balance of the habitat. The edges of the wood form a unique habitat on which many woodland species rely. The proximity of the proposed gardens would change this and enable non-native plants to seed in the woodland, altering the current established, but fragile, eco system. Another 100 houses already with planning permission abutting the Clayhill Road side of this narrow strip of ancient woodland means it could easily become a ‘cut through’ to Clayhill Road for access to shops, take away’s etc. All of which would cause irrevocable change to this area of irreplaceable woodland.

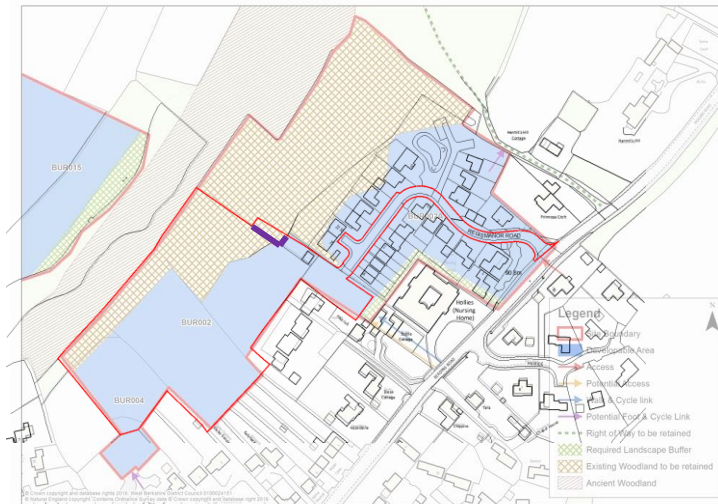
Public Open Space should: *‘create safe, convenient and **accessible** space for all sections of society, particularly children, the elderly and people with disabilities’*, the slope to access this section of land would make this difficult to achieve.

The submitted ecological report states encroachment and human use/interference of the edges of the ancient woodland would have a detrimental effect **and must be prevented**.

The photo below shows the above referenced area of woodland which remains outside the village boundary and is classified as Ancient Replanted Woodland.



Furthermore, it appears that the boundary to the north of the application area has been drawn incorrectly, containing a small portion of land which does not belong to the landowner and which creates space for plots 6 & 7. The boundary line actually follows the line shown through the retained woodland to the north east of Regis Manor Road, see overlaid plan below, the purple line indicates the actual boundary. The houses in field 2 have been crammed into a space that is unsuitable for all the above reasons. West Berks Council have a duty to request amended plans showing more sustainable, better planned housing, or to reduce the anticipated number.



5. Re the 5-unit apartment building in field 1. It is stated: *'The proposed apartment building would be partly visible filtered through existing trees in the foreground'*. On the contrary, it would be very visible from all directions without significant trees nearby. It is out of keeping and would cause many overlooking issues to neighbouring houses from all directions, particularly from the windows in the roof. There is a similar building on Regis Manor Road but this has been set down on a lower section of land where it does not cause the same overlooking problems. This is bad design and could easily have been sited on one of the many lower levels of the land. The overlooking would affect several houses, Haycroft, The Oaks (particularly number 4), The Hollies Care Home and the houses to the end of Regis Manor Road. As stated in the Government Planning Guidance, the protection of privacy for occupants of residential properties is an important element of the quality of a residential environment and is a key consideration where new development is proposed adjacent to existing properties. It states: *'Great care will be needed in designs where new residential schemes, such as apartments, include living rooms or balconies on upper floors as this can cause a significant loss of amenity to adjoining dwellings, particularly where they are close to the boundaries of existing properties. Where such development is proposed on green-field sites or in lower density areas, good practice indicates that a separation distance of around 30m should be observed or, alternatively, consideration given to a modified design'*. The distance from existing houses to the apartment building would be substantially less than even the minimum 21 metres for back to back privacy distance. It is slightly offset but the additional height, windows on all sides and living rooms on upper floors negates this. There would be substantial detriment to the above-mentioned houses from the apartment building, contrary to the opinion given on page 13 of the Design and Access Statement, which states the proposals *'would not result in any loss of outlook or amenity'*.



6. The Oaks also have overlooking issues from the rear in these proposed plans. In the submitted document, 'Views from Residential Properties' 6.14 states: '*Occupiers of the four detached two storey properties located adjacent to the east of the Application Site (The Oaks), would gain near views of the proposed development. The new houses would be visible beyond post and rail garden fences.*' The developer concedes that the development would significantly affect their outlook, the houses barely, if at all, achieve the minimum 21 metres away and will result in light pollution where currently there are no lights at this part of the village.

This proposed development was agreed in principle for housing 5 years ago in 2017, since that time, 2 significant material facts have changed, these are:

- It potentially compromises the DEPZ capability,
- It no longer has a proven route for safe access to and from Reading Road.

West Berks Council needs to reconsider the site's suitability in light of all of the above.

## **Objection to Planning Application number: 22/00244/FULEXT – Land to the Rear of the Hollies**

I strongly object to the above planning application for several reasons as outlined below.

- **Atomic Weapons Establishment (AWE)- Detailed Emergency Planning Zone (DEPZ)**

This site falls within the DEPZ. According to the WBC website:

*Policy SP 4 Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield states "In the interests of public safety, residential<sup>(9)</sup> development in the Detailed Emergency Planning Zone (DEPZ)<sup>(10)</sup> of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council, **especially when the Office for Nuclear Regulation (ONR) has advised against that development.**"*

Furthermore, the Office for Nuclear Regulation (ONR) states that: *"The ONR has indicated that on the basis of its current model for testing the acceptability of residential developments around the AWE sites, it would advise against nearly all new residential development within the DEPZs defined on the Proposals Map. Policy SP4 reflects the Council's intention to normally follow the ONR's advice in the DEPZs."*

Regardless of whether this site was a 'previously allocated' site, the proposal was never given outline planning permission is therefore be classed as new development. **As such the planning proposal directly contravenes both the ONR advice and WBC's own policy (SP4).** It is telling that there is no published response from the ONR on this proposal on the website. This should have been made available during this consultation period so that local residents could actually see what the ONR have to say specifically on this matter, so please can WBC publish the response by the ONR for this application. If this application is approved, then it will open the floodgates for other developments in Burghfield Common and will highlight the issue of 'double standards', making a mockery of its own so-called policies.

- **Further noise and disruption for the Hollies Care Home**

Residents of the Hollies Care Home have already had to endure two and a half years of noise, disruption and pollution during the construction of the adjacent Crest development (Regis Manor Road). Inflicting this development on them will mean that they are subjected to a further two and a half years of noise, disruption, pollution from construction and even more lack of privacy due to be surrounded and overlooked by even more houses is simply not acceptable.

- **Increased Traffic Hazards**

If this development is approved, there will be a significant impact on the use of Regis Manor Road on a daily basis for two and a half years due to the constant access from construction traffic and other associated vehicles and permanent traffic once built. For children playing in the street and

pedestrians, this is an accident waiting to happen. This is made even more dangerous as Regis Manor Road has a blind bend in the middle and there is no street lighting.

- **Environmental Impact**

The north-western boundary of the site is identified as an area of ancient woodland and is of high ecological value. The ecological report states that human use and interference would have a detrimental effect and must be prevented. With the gardens and development going right up to the edge of the wood, detrimental impacts will inevitably occur. The area of existing woodland to be retained is "Ancient Replanted Woodland" and this development removes this replanted ancient woodland. The building in this area also again allows the detrimental human impacts on the ancient woodland. It should be explained as to why it is considered acceptable by WBC to directly contravene the adopted local plan and the removal of ancient replanted woodland.

Furthermore, the development requires the felling and removal of several established Oak Trees, protected by TPO's. The proposal also identifies some trees as damaged and of low quality having to be removed which is incorrect. Replacing with a few new planted saplings is not an acceptable or sustainable solution and removal of these trees contradicts the NPPF (2021) 2.12. where it states: *"The purpose of the planning system is to contribute to the achievement of sustainable development."* This includes an environmental role, to protect and enhance our natural environment.

The ecological report identifies several protected species which use the site. Removal of the existing natural vegetation, grass, trees and fields will destroy the animals habitat and either kill or drive them from the area. The site has many reptiles, and bats live in the woods and feed at the woodland edge. No mitigation for the protection of wildlife was ever put in place for the adjacent Regis Manor Road development, and this will likely follow suit. This is a travesty in this day and age and is deemed totally unacceptable.

Burghfield Common has seen a large and significant increase in new residential development in recent years, which continues to add pressure to the local amenities. This development will bring increased traffic adding further pressure on small local roads, particularly the very busy and dangerous Reading Road. It will also add further pressure to local schools, doctors and dentists. This should also be viewed with respect to an additional 100 houses at the other side of the ancient woodland that have planning permission at Pondhouse Farm/Clay Hill Road, adding further pressure to local amenities.

- **Other Issues**

Of the original 60 dwellings proposed on the land to the rear of the Hollies, Crest have built 30. However the current proposal is for 32. This is simply wrong, contravenes Polisy RSA19 HSA16 and should not be allowed.

Regis Manor Road is a private unadopted road and residents have not given permission for access to the proposed development.

The developer states that there are no trees or hedges on the land adjacent to the proposed development site that could influence the development or might be important to the local landscape character. This is absolutely incorrect for the points mentioned above.

## **Planning Application number: 22/00244/FULEXT**

We are writing to object to the above planning application for the erection of thirty-two dwellings on 'land rear of The Hollies, Reading Road, Burghfield Common, West Berkshire, Rg73BH'.

We would like confirmation that all financial and other interests, of all parties involved in the application and its' approval have been fully declared.

We respectfully ask that you consider our concerns outlined below, including the mounting objections from our fellow community carefully before proceeding with this application.

### **Objections**

#### **1. Atomic Weapons Establishment (AWE)- Detailed Emergency Planning Zone (DEPZ)**

The application site falls within the DEPZ. West Berkshire County Council website quotes:

*"In the interests of public safety, residential (9) development in the Detailed Emergency Planning Zone (DEPZ) (10) of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council, especially when the Office for Nuclear Regulation (ONR) has advised against that development."*

And on the same website the Office for Nuclear Regulation (ONR) indicates and Council policy is:

*"The ONR has indicated that on the basis of its current model for testing the acceptability of residential developments around the AWE sites, it would advise against nearly all new residential development within the DEPZs defined on the Proposals Map. Policy SP4 reflects the Council's intention to normally follow the ONR's advice in the DEPZs"*

The proposed development does not have outline planning permission, was not part of the Regis Manor Road application / approval and is therefore "new residential development" and therefore, goes against ONR advice and Council policy.

Permitting this development would go against the above and put the existing and new householders safety directly at risk within the DEPZ and should not be allowed.

There are other proposed residential developments in Burghfield Common, also going through planning, these too would increase the number of new residential dwellings within the DEPZ.

## **2. Site Access Issues**

Regis Manor Road is a private road, the owners of which have not given permission for this to be used to access the proposed development. West Berkshire Council have indicated that the developer states they have guaranteed access to the new development via Regis Manor Road. All residents of Regis Manor road and the management company will need to be consulted and agree to grant access to the new development. No other main access is shown on the plan.

We would like West Berkshire Council to confirm how the developer has obtained this 'guaranteed access' in written proof and for all residents of Regis Manor road to be consulted.

The Regis Manor Road Development was not constructed to allow access to another development. The road is relatively narrow and has a sharp blind bend at the mid point. Residents state that the waste collection vehicle needs to reverse in and around due to the narrow nature of the road. Increased traffic of a minimum sixty plus cars (based on one per household leaving once per day), not including deliveries and other visitor or service vehicles would impose significant risk to the current residents and future residents of the proposed new development.

There have also been previous issues reported by residents to the council when the Regis Manor development was built:

- Tree's were chopped down and never replaced
- Sewage spills occurred in the woodland close to where children were playing
- Numerous issues at the pumping station on Theale Road
- The previous planning application for this area 32 conditions were put in place by West Berkshire Council but were not always adhered to by the developers

How will West Berkshire Council address these issues reported by residents previously and make sure developers are not allowed to make the same violations again?

## **3. Increased Traffic Hazards**

The proposed development access is via Regis Manor Road on to the Reading Road. In the main the road is:

- Narrow – cars travel very close to the pavement – danger of mounting and colliding with pedestrians.
- Either has no street lighting or poor lighting – vehicle drivers cannot see pedestrians and cyclists.
- Has a very narrow footpath – risk of accidental falling into the path of oncoming traffic.
- No safe crossing points when heading from Regis Manor Road into either Burghfield or Burghfield Common.
- Most of the driveways leading on to Reading Road are blind 90 degree turns with very limited visibility.

Reading Road is already busy, increased construction and permanent traffic volumes from the development significantly increases the risk to all pedestrians, cyclists, and car drivers, especially children and the elderly.

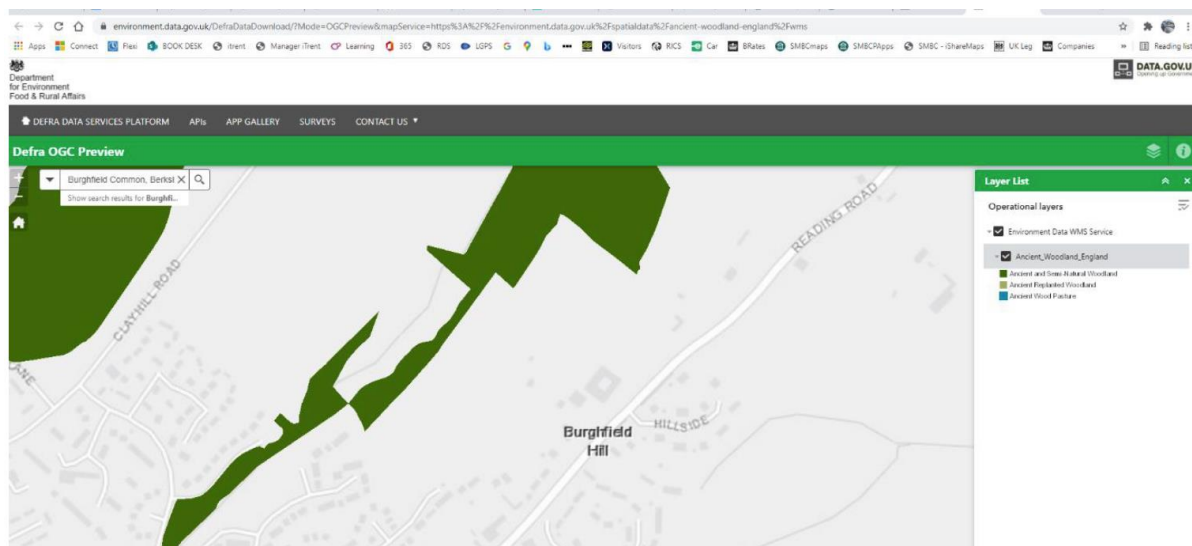
This also impacts any emergency services and AWE evacuation requirements.

## 4. Significant Detrimental Environmental Impact

### 4.1 Ancient Woodland and Trees

The north western boundary of the site is an identified area of ancient woodland classed as of high ecological value. The ecological report states that human use and interference would have a detrimental effect and must be prevented. With the gardens and development going right up to the edge of the wood detrimental impacts will occur. The gov.uk guidelines state that the buffer area for any ancient woodland should be 15 times larger than the diameter of the tree.

The development includes developing within the “Existing woodland to be retained” area as shown on the West Berkshire Council Local Plan adopted 2017. The area of existing woodland to be retained is “Ancient Replanted Woodland” (pale green on the plans below), this development removes this replanted ancient woodland (see plans below). The building in this area also again allows the detrimental human impacts on the ancient woodland. This contravenes the adopted local plan and government policy that ancient woodland cannot be removed.







The development requires 4no. very established Oak Trees, circa 80 years old, protected by TPO's (classed by a previous Council assessment as mature trees of high value and worthy of protection), to be felled. The proposal also identifies some trees as damaged and of low quality having to be removed. This is incorrect, as in the recent severe storms and winds none of the trees came down or lost limbs. We would like to understand how the proposal has concluded that these trees are of low quality?

Removal of the trees contradicts the National Planning Policy Framework (2021) 2.12. It states: *"The purpose of the planning system is to contribute to the achievement of sustainable development, this includes an environmental role, to protect and enhance our natural environment."*

And within paragraph 180.c and 185:

*"Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons"*.

*"Planning policies and decisions should also ensure new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development"*

The submitted Landscape Quality document confirmed: *'The mature tree belts and native hedgerow around the land parcels of the Application Site are typical features of the Burghfield Woodland and Heathland Mosaic LCA which is often retained within the settlement context of Burghfield Common Modern Residential Townscape Character Area and have medium to high value.'*

Has Natural England been consulted due to the sensitivity of this site and significant risk it imposes to Ancient Woodland?

## 4.2 Wildlife

The ecological survey has identified 5 protected species.

- Badgers
- Slow Worms
- Ground Nesting Birds
- Invertebrates
  - stag beetle, silver-studded blue, white-letter hairstreak

The TVERC data search returned records of 5 bat species [REDACTED] between 1995 and 2018. The survey published by Pro Vision in September of 2021 recorded

6 species of bats, [REDACTED] This is proof that the bat population on this site is increasing and therefore should not be disturbed by more development. There has also been an EPS license issued within 2km of this site for a Brown Long Eared Bat roost, which has been recorded using this site within this most recent survey. It has been identified within the survey that the ancient woodland is suitable habitat for possible bat roosts and should not be destroyed.

The bats are using these wood lined areas as 'commuter highways', the development plans (as stated above) are proposing to take trees out within these highways. Removal of trees, lighting pollution, and disruption from construction from the site will destroy the bats normal transit routes, habitat and likely eradicate them completely from this site.

It is government policy that Natural England need to be consulted when any protected species is identified on a proposed application.

## **5. Overdevelopment**

Burghfield Common has seen significant new residential development, continually adding pressure to the local amenities. This development will bring increased traffic adding further pressure on small local roads increasing the risk to all footpath and road users. It will also add further pressure to local schools, doctors and dentists. On top of the above a further 100 houses have planning permission off Clay Hill Road, adding further pressure to local amenities.

## **6. Significant Visual Impact**

All four properties within The Oaks and Haycroft will have significant visual impact as the houses within the development look straight into the above properties. Views from Residential Properties' 6.14 states: *'Occupiers of the four detached two storey properties located adjacent to the east of the Application Site (The Oaks), would gain near views of the proposed development. The new houses would be visible beyond post and rail garden fences.'*

The developer concedes that the development would significantly affect their outlook, the houses barely, if at all, achieve the minimum 21 metres away and will result in light pollution where currently there are no lights at this part of the village.

## **7. Other Issues with the Developer Application**

Originally 60 dwellings were proposed on the land to the rear of the Hollies. Crest have built 30. This proposal is for 32. This exceeds the original total of 60.

TA Fisher states that there are NO trees or hedges on the land adjacent to the proposed development site that could influence the development or might be important to the local landscape character. As described above this is not the case.

TA fisher have stated there are not any designated sites. As described above there is an

ancient woodland and ancient replanted woodland. The ecology report also lists EPS licences with 2km.

Lighting pollution is of significant importance. The application does not detail what the street lighting arrangements / specifications are.

## **Conclusions**

All the above points demonstrate that the site is not suitable for residential housing development for the following reasons:

- Goes against ONR guidance and WBCC policy
- Compromises the DEPZ and puts existing and new residents at risk
- Increases risk of harm to children, the elderly, pedestrians and road users
- Does not have an approved route of access from the Reading Road
- Would have a detrimental impact to Ancient Woodland and protected trees
- Would have a detrimental impact on local wildlife
- Is overdevelopment, pressurising local schools, doctor's and dentists

Based on the above concerns, we look forward to this speculative planning application being rightly refused.

**From:** [REDACTED]  
**Sent:** 13 March 2022 17:15  
**To:** [Planapps](#)  
**Cc:** [REDACTED]  
**Subject:** <v9\_SmartSaved/> Planning application number 22/00244/FULEXT

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**Categories:** SmartSaved  
**SmartSaved:** wbcopentlappsrv\_U532\_D8\_N2096148

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

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Dear Sir

I am contacting you to object to the above planning application on the following grounds:

**1) The proposed development falls within the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield (which was extended to 3,160m in 2019).**

The Planning Statement prepared on behalf of T A Fisher & Sons Ltd and dated January 2022 incorrectly states:

*"2.10 As the site is within 3km of AWE Burghfield it is within the middle land use planning consultation zone.*

*Accordingly, the proposed development is considered to comply with all relevant local and national policies and other material considerations, having been informed by the required technical studies as set out in policy HSA16. It should therefore receive approval without delay."*

The proposed development is in the DEPZ, equating this to the inner land use in the West Berks Core Strategy 2006 to 2026 which states:

*"Policy CS 8 Nuclear Installations - AWE Aldermaston and Burghfield In the interests of public safety, residential(59)development in the inner land use planning consultation zones(60)of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council when the Office for Nuclear Regulation (ONR) has advised against that development. All other development proposals in the consultation zones will be considered in consultation with the ONR(61) , having regard to the scale of development proposed, its location, population distribution of the area and the impact on public safety, to include how the development would impact on "Blue Light Services" and the emergency off site plan in the event of an emergency as well as other planning criteria."*

There is no evidence that ONR have been consulted.

**2) Biodiversity/Environmental Impact - Apiary adjoining the proposed development site**

I am a beekeeper registered with the UK Government's Animal and Plant Agency's National Bee Unit which supports Defra bee health programmes. My apiary adjoins the proposed development and the hives are deliberately sited to minimise impact on existing neighbours. The development would have an adverse effect on the bees and could have an adverse impact on site workers and occupants of proposed properties adjacent to the apiary.

I would also like to highlight the following:

**1) Waste Comments from Thames Water**

*"With the information provided, Thames Water has been unable to determine the Foul water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so in the time available ...." They go on to request conditions including "All Foul water network upgrades required to accommodate the additional flows from the development have been*

*completed. Reason - Network reinforcement works may be required to accommodate the proposed development."*

Residents of Reading Road have experienced ongoing issues with overflowing sewers and further development using the existing infrastructure will exacerbate these issues.

**2) The Landscape, Townscape and Visual Impact Assessment dated 13 January 2022 is incorrect** *"The assessment concludes that the greatest change in views would be experience by private views of neighbouring residents in properties at The Oaks. Due to the close proximity of viewing locations and the prominence of new houses there would inevitably be a change in the character and composition of these views. Views from other adjacent residential properties would experience a less effect."* The report does not consider the visual effect of the development on all residents of Reading Road whose properties ajoin the proposed development area and the conclusion that *"Views from other adjacent residential properties would experience a less effect"* is wrong.

**3) The site has no planning history**

The application does state this but also describes applications on an adjoining site.

Yours faithfully

Kate Bessant



**From:** [publicaccess@westberks.gov.uk](mailto:publicaccess@westberks.gov.uk)  
**Sent:** 13 March 2022 20:58  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Comments for Planning Application 22/00244/FULEXT

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**Categories:** SmartSaved  
**SmartSaved:** wbcopentlappsrv\_U532\_D8\_N2096159

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 13/03/2022 8:57 PM from Mr Sion Roberts.

### Application Summary

Address:	Land Rear Of The Hollies Reading Road Burghfield Common Reading West Berkshire RG7 3BH
Proposal:	Erection of 32 dwellings including affordable housing, parking, and landscaping. Access via Regis Manor Road.
Case Officer:	Michael Butler

[Click for further information](#)

### Customer Details

Name: Mr Sion Roberts



### Comments Details

Commenter Type:	Objector
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: On behalf of myself & my wife, Emily Roberts, we strongly object to the proposal to build 32 new dwellings on the land to the rear of the Hollies, Reading Road, Burghfield Common.

We are extremely concerned that this proposed development will negatively impact the area. Our concerns include;

1. Extension of Regis Manor Road
  - a. This road is currently a quiet, private cul de sac and is regularly used by children - we are extremely concerned that the proposal to build such a large number of additional properties will pose a significant safety risk from increased traffic, as well as the site construction traffic
  - b. The legal documents of all residents of Regis Manor Road clearly state that the road is privately owned collectively by the residents with responsibility for maintenance covered by the management company - as such, residents would need to provide permission for the proposed extension of the road
2. Significant Environmental Impact -
  - a. detrimental impact to ancient woodland & felling of trees with TPOs
  - b. loss of habitat for wildlife
  - c. noise & lighting pollution
3. Overdevelopment in Burghfield Common as a whole
4. AWE DEPZ extended in 2019, now includes Burghfield Common states "in the interests of public safety, residential development...likely to be refused"

We would strongly suggest that this planning application is rejected. However, if the proposal were to be considered, we would at the very least, hope;

1. that the total number of dwellings be reduced to minimise impact of additional traffic etc
  2. that any new homes built are in keeping with the style & size of those already in Regis Manor Rd
  3. that new pedestrian footpaths are considered linking Regis Manor to roads such as Lamden Way in order to avoid residents having to make use of the much busier Reading Rd which already has very narrow pavements & limited lighting
  4. that a road cleaner / de-duster is permanently situated & used on site for duration of any construction
- 

Kind regards

**From:** [REDACTED]  
**Sent:** 13 March 2022 21:41  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Planning Application Number 22/00244/FULEXT  
'Land to the rear of The Hollies'

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**Categories:** SmartSaved

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

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We wish to raise our objection to planning application 22/00244/FULEXT for 32 new dwellings.

The proposed development lies within the extended AWE Detailed Emergency Planning Zone which suggests that no new housing should be built within this zone. Additional development surely puts the safety of the existing community at risk.

'The Oaks' would have significant change to the outlook from the rear with the proposed houses visible just beyond the post and rail garden fences. This would also result in light pollution where there are currently no lights whatsoever.

With particular reference to the proposed 5-unit apartment block directly next to the boundary with 'The Oaks' and 'Haycroft'. The proximity is far too close to these neighbouring houses which would result in significant issues with over-looking, privacy and noise.

The Oaks development was built assuming a rural location and so the developer installed windows with non-sound proofed air vents meaning that noise travels very easily into the houses from outside. With this in mind the bin store for the 5-unit apartment block would likely cause issues related to noise.

The site is home to many wildlife species, which we ourselves have experienced first hand with the likes of muntjac deer, woodpeckers, tawny owls, red kite, which would be put at risk should this development go ahead.

Regarding biodiversity, the 'Design and Access Statement', page 12, states that a "10% gain is envisaged" but has a detailed biodiversity net gain calculation and location for this been provided to back up this figure and confirmed by planning department to align with legislation?

It is already difficult to get a doctor's appointment at the local surgery in Burghfield Common and the NHS dentist has yet to have any availability for new registrations in the 9 months we have lived in the area and, with additional increase of pressure on these and other local amenities by the proposed 100 house development off Clay Hill Road, it is not clear how further houses can be accommodated by these local amenities.

Yours Faithfully,  
K & E Quillard

---



**From:** [publicaccess@westberks.gov.uk](mailto:publicaccess@westberks.gov.uk)  
**Sent:** 13 March 2022 21:47  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Comments for Planning Application 22/00244/FULEXT

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**Categories:** SmartSaved  
**SmartSaved:** wbcopentlappsrv\_U532\_D8\_N2096178

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 13/03/2022 9:46 PM from Mrs Anna Barnett.

### Application Summary

Address:	Land Rear Of The Hollies Reading Road Burghfield Common Reading West Berkshire RG7 3BH
Proposal:	Erection of 32 dwellings including affordable housing, parking, and landscaping. Access via Regis Manor Road.
Case Officer:	Michael Butler

[Click for further information](#)

### Customer Details

Name: Mrs Anna Barnett



### Comments Details

Commenter Type:	Objector
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: We are writing with our objections to the proposed development of 32 residential dwellings with planning application number 22/00244/FULEXT.

Our main objection lies in the fact that when we purchased the property it was in a closed cul-de-sac with no passing traffic apart from that for the 28 properties on the Crest Nicholson development. At no point were we told that there were plans for further development to this site. The further 32 dwellings would more than double the traffic past our house. This is especially concerning for us at number 4 Regis Manor Road as there is no pavement between our garage and our front door meaning that we (including my two children) have to walk on the road to get from our garage to our house. Furthermore, the road becomes very narrow and has a 90 degree blind turn meaning it would be dangerous for the children of the street who play outside with such an increase in traffic. The road is narrow and, when there is the bin lorry or a delivery lorry, there is not enough room for another car to pass through.

We are also greatly concerned about the effect the work's traffic would have on our road which is privately managed under a management company. It is the responsibility of the residents of Regis Manor Road to maintain the area and it is fully plausible that there will be conflict of responsibility when it comes to mess/damage/obstruction that will inevitably be caused by the work's vehicles travelling down our road for the duration of the development time. We understand that permission would need to be sought for access to our road - this does not appear to be part of the current planning permission.

A further concern of ours is that of the impact on the natural world surrounding our home. The further development of this site will affect several species of

wildlife including the foraging area of bats as well as the development encroaching upon the recommended designated space of ancient woodland within a TPO.

Yours faithfully,

John and Anna Barnett

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Kind regards

**From:** [publicaccess@westberks.gov.uk](mailto:publicaccess@westberks.gov.uk)  
**Sent:** 13 March 2022 21:54  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Comments for Planning Application 22/00244/FULEXT

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**Categories:** SmartSaved  
**SmartSaved:** wbcopentlappsrv\_U532\_D8\_N2096192

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 13/03/2022 9:53 PM from Mr James Katon.

### Application Summary

Address:	Land Rear Of The Hollies Reading Road Burghfield Common Reading West Berkshire RG7 3BH
Proposal:	Erection of 32 dwellings including affordable housing, parking, and landscaping. Access via Regis Manor Road.
Case Officer:	Michael Butler

[Click for further information](#)

### Customer Details

Name: Mr James Katon



### Comments Details

Commenter Type:	Objector
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:

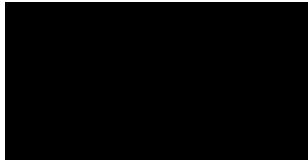
We object to the proposed development of 32 additional homes on the following grounds:

1. The residential road of Regis Manor is not suitable for construction traffic and potentially 64 more cars and will put those already living on Regis Manor Road and particularly the children living on the street at significant risk. In addition the construction traffic and large numbers of contractors will cause disruption to the quiet enjoyment of the existing residents of Regis manor road.
2. With the other houses in planning within the Burghfield area, these additional houses will put significant strain on the local amenities, schools and facilities and offer no benefit to the wider community.
3. The proposed development will have a significant impact on the existing ecosystem, including the local woodland.

Thanks

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Kind regards



March 14<sup>th</sup> 2022

Dear Sirs,

**RE: FORMAL OBJECTION to West Berkshire Planning Application 22/00244/FULEXT**

I write with reference to the above and to provide my formal OBJECTION to this proposed planning application.

My objections are based on the following reasons and I ask that you carefully consider them when determining whether the application should be granted:

**Detailed Emergency Planning Zone**

Albeit I understand that the houses included within this proposed planning application were outlined in the West Berkshire Housing Plan (HSA16) I believe that this development falls within the 'AWE Detailed Emergency Planning Zone' and as such no new homes can be built unless planning had been approved before 2019. Obviously formal planning approval for these properties has not yet been approved and therefore the application should be refused.

**Road Safety**

Access to the additional 32 properties according to the proposed plan would be afforded through Regis Manor Road. Regis Manor Road is a small development of houses many who do not have a pavement outside their home. The significant increase of what is estimated to be 72 cars according to the planning application would cause a serious Road Safety hazard to the homes, many of whom due to the nature of the development have small children who currently reside in Regis Manor.

In addition, the entrance to Regis Manor Road is via Reading Road, which is a main A Road through Burghfield Common. This junction is not suitable to take an additional 72 cars. The traffic on Burghfield Road is fast and this would result in a significant issue for many more cars trying to enter and leave Reading Road. The HSA16 originally states that the site would be accessed from Reading Road, however, also stated that there was a " *potential secondary access from Stable Cottage*. Given that the infrastructure has been completed for the 30 houses on Regis Manor, which is a private street an alternate solution should be found for access should the planning not be refused.

## **Environmental Impact**

The ecological impact of this application is clear from the Assessment Report contained within the planning application. Bats, badgers and other wildlife would all be impacted by this application. In addition the plan includes the destruction of mature trees which are protected by a Tree Preservation Order (TPO). I believe the council has previously deemed them of high value and worthy of protection and therefore they should not be felled for what is a relatively small number of houses.

## **Right of Access**

The planning application has been made on the basis that there is no change required to the right of access through Regis Manor for the new development. **This is incorrect.** The houses on Regis Manor Road were only completed in 2021 with the final occupiers moving in a matter of weeks ago in early 2022.

On completion the TP1 Land Registry documentation for the purchase of 10 Regis Manor Road clearly states that right of access to the 'development' is granted to the builders, the owners of the properties on Regis Manor, and the Management Company (which is formed by a representative of each property). The 'development' in question is Title Number BK133949 which relates solely to Regis Manor Road and not to the land under discussion for the planning application.

As such, the developer does not currently have the right of access through Regis Manor to the land under discussion for development. Regis Manor is defined by West Berkshire Council as a 'Private Street' and as yet has not been adopted by the council therefore the owners of the properties have the right to refuse access.

I ask that you carefully consider my objections when determining the planning application and the impact on the local area.

Jannine Aston

**From:** [publicaccess@westberks.gov.uk](mailto:publicaccess@westberks.gov.uk)  
**Sent:** 14 March 2022 16:44  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Comments for Planning Application 22/00244/FULEXT

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**Categories:** SmartSaved  
**SmartSaved:** wbcopentlappsrv\_U532\_D8\_N2096820

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 14/03/2022 4:43 PM from Mrs Melanie Sims.

### Application Summary

Address:	Land Rear Of The Hollies Reading Road Burghfield Common Reading West Berkshire RG7 3BH
Proposal:	Erection of 32 dwellings including affordable housing, parking, and landscaping. Access via Regis Manor Road.
Case Officer:	Michael Butler

[Click for further information](#)

### Customer Details

Name: Mrs Melanie Sims

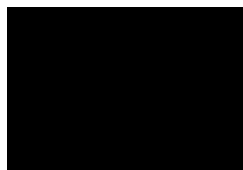


### Comments Details

Commenter Type:	Objector
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:



The Planning Department  
West Berkshire Council  
Council Offices,  
Market St,  
Newbury  
RG14 5LD

14th March 2022

Dear Sir or Madam,

Planning Application Case Number 22/00244/FULEXT

We have recently moved into our newly built home in "The Oaks", Burghfield Common. We are writing in respect of the recent planning application above, with which we have significant and gravely disappointing concerns.

Habitat of Wildlife:

At present, the land on which the proposed housing development is sited is an exceedingly steep sided valley. Having lived in the suburbs of London all our

lives, we were delighted to discover the wealth of animal species that exist on the land beyond our home's rear garden. In the last nine months we have frequently seen and heard foxes, muntjac deer, and a vast aviary of birds, including pheasants, woodpeckers, nuthatches, chaffinches, and squadrons of various tits, as well as the more common garden birds. In the summer evenings as twilight falls, bats perform high speed aerobatics across our garden catching insects in flight and the owls hoot frequently at night.

Sadly, these creatures will have to find new habitats if the proposed housing development is permitted. There is no question in our minds that the proposed development will significantly reduce and devalue our pleasure of opening the curtains to see the open fields and thriving animal life, which would if approved rob us of the stunning vista that presents itself each morning, come rain or shine.

Following our retirement, we moved to Burghfield Common to free ourselves from the cacophony and overcrowding of the London suburbs. In the nine months we have owned our home, we have become attuned to our lovely surroundings. It seems however that our enjoyment of living in Burghfield Common is to be severely curtailed for the sake of changing the use of land that we would contend to be far from the typical topography of a building site.

We will now register our strongest objection to the development of the land behind our home. We trust that when West Berkshire Council consider the planning application the council will agree that the proposed land is not suitable for thirty-two new homes (and seventy-seven cars!!!), when there is building land within a mile or two that would be far, far more conducive than the steeply sloping gradient of the land, which should be left to the animals and bird life.

#### Layout:

Should this proposal be approved, there would be a road, 4.8m wide, in extremely close proximity to the back fences of the four "The Oaks" homes, backing onto the field in question. We have been formally advised that the proposed road cannot be built under any of the branches of the Oak trees which dictate our boundary lines. Our boundary tree line consists of living thriving entities which would continue to grow, and very soon the branches would extend over the road. This, in our understanding, would constitute a planning objection. Surely the road in question needs to be moved westwards to provide space for the trees to thrive, without interfering with the roots of the many majestic trees.

The road, if built, would provide vehicular access to the majority of the proposed homes. Also, not only will our views be blighted BUT we will be required to see and hear all the cars coming and going to car parking spaces, perhaps twice per day, resulting in an unwanted stream of noisy and smelly traffic comprising perhaps one hundred and fifty car journeys each and every day. Without question the proposal to build a road in very close proximity to our rear garden frankly appals us!! Consider and contrast currently NOT ONE car driving past our rear garden to one-hundred and fifty cars being driven within a few metres of our boundary fence. This alone is an outrageous proposal which will seriously interfere with our ownership and usage of our new home.

We urge you to consider the huge impact of the significant traffic throughout the day and the light pollution from cars arriving and leaving through the dark hours.

We trust that the West Berkshire Council will see and understand that there can be no other response than to dismiss this ill-conceived proposal, which is very far from acceptable.

The proposal seeks permission to build four blocks of houses on this one field - one detached house, two semi-detached houses and six terraced houses in two blocks of three. The proposal includes a statement that only most plots "are provided with front gardens and driveways with off-street parking either to the front or side of the units", Plots 6 to 11 that are closest to the four houses in "The Oaks", "feature rows of allocated parking to the front".

Why would the proposed plan suggest that seventy-seven parking spots will be created, when it is abundantly clear there will be more than the seventy-seven cars and parking spots. Insufficient car parking spots will inevitably result in more cars than parking spots and hence cars parking inappropriately on grass verges, wheels up on pavements and generally cluttering up the proposed development because the plan envisages far too many houses being squeezed into too little space for the proposed number of dwellings.

The "Landscape, Townscape and Visual Impact Assessment" statement concludes that:

"the greatest change in views would be experienced by private views of neighbouring residents in properties at The Oaks. Due to the close proximity of viewing locations and the prominence of new houses there would inevitably be a change in the character and composition of these views. Views from other adjacent residential properties would experience a less effect."

It is abundantly clear that the proposed development, at the rear of "The Oaks", is far from acceptable. Use of the steep land behind "The Oaks" has clearly NOT been appropriately considered. There is more than sufficient land to site the four buildings in the field behind "The Oaks" together with moving the access road down the slope. In so doing it would cause less interference with the four existing home in "The Oaks".

A further three-storey block, made up of five dwellings, is proposed to be built alongside our neighbour, which will impose itself upon the surrounding properties and overlook our private gardens. The block is significantly out of context with neighbouring properties and by its very size will overshadow and intrude upon the privacy of the occupants of "The Oaks". This block should be no more than two storeys high to reduce the substantial infringement of privacy that this overbearing block would constitute.

Eighteen more houses are being proposed in the field beyond, that will require the removal of substantial established mature trees for the single access road to pass through.

In our opinion the proposed plan is a gross overdevelopment of the site, which has just one single road to enter and exit, a road that narrows to single track in places.

AWE Burghfield influence:

We understand that the land for this development was identified as potential building land by West Berkshire Council HSA16, adopted in May 2017.

The "Planning Statement" accompanying this application states:  
"2.10 As the site is within 3km of AWE Burghfield it is within the middle land use planning consultation zone."

There have been recent changes made relating to AWE Burghfield that have placed the site of this proposed development within the Detailed Emergency Planning Zone (DEPZ).

The West Berkshire Council Local Plan Review 2020-2037 states:

"Policy SP 4

Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield In the interests of public safety, residential (9) development in the Detailed Emergency Planning Zone (DEPZ)(10) of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council, especially when the Office for Nuclear Regulation (ONR) has advised against that development."

It continues:

Development within the Land Use Planning Consultation Zones: Office for Nuclear Regulation  
Burghfield AWE (AWE B)

Development type

Any new development, re-use or re-classification of an existing development that could lead to an increase in residential or non-residential populations thus impacting on the off-site emergency plan.

We vigorously oppose this planning application which clearly falls within the category and explanations above.

We urgently request West Berkshire Council to review its plan to grant permission to build on this land.

If an "emergency" were to occur that needed evacuation, the site has only one egress for potentially seventy-seven vehicles and, in part, the road is reduced to a single track. Surely there MUST be HUGE concern for the safety of residents should this happen.

Lighting:

The "Landscape, Townscape and Visual Impact Assessment" statement:

6.10 The land within the Application Site currently contains no lighting however,



the adjacent residential developments within Burghfield Common include lighting columns and lighting within properties which exert some influence over the site area at night. Development of the site would introduce very limited new street lighting and light sources within houses resulting in a Negligible adverse effect at night, which is not significant.

There is no lighting influence over the site visible from "The Oaks". We TOTALLY REFUTE the statement above. It is of great significance to us and the nocturnal inhabitants of the proposed building site.

6.14 Occupiers of the four detached two storey properties located adjacent to the east of the Application Site (The Oaks), would gain near views of the proposed development. The new houses would be visible beyond post and rail garden fences and filtered through existing mature trees along the site boundary from ground floor rooms and rear gardens. The existing view would be replaced by road, housing and reinforced boundary vegetation. The architecture and layout of the development would be appropriate in design and character within this location. The new development would be at a lower level but form a prominent element in some views. Views of the new houses from the upper floor windows would be filtered by the canopy of existing mature trees. There would be a change in view from the main living spaces and gardens of these properties. There is a change in view and these particular properties would experience more change than other residential properties. However, given the type of development (residential) the properties would not experience more than substantial effect to a private view

6.16 At night light sources within houses would be visible in the foreground with some lighting columns, against a dark treed landscape presenting a slight change.

Again, we completely refute the statements above. The current view to the west from "The Oaks" is unimpeded vegetation as far as Clay hill Road, where in winter, it is possible to see some distant traffic and streetlights, but elsewhere it is simply dark treed landscape or utter darkness. In its place, this development will impose a road with passing vehicles illuminated at night, street lighting and houses.

"Views of the new houses from the upper floor windows would be filtered by the canopy of existing mature trees."

Clearly this would only be for the six months of the year when there is foliage on the Oak trees. There would be no cover for the other 6 months during winter, when light pollution will be much to the fore.

In closing we strongly object to the plans submitted and urgently request that a deeper and full review of the proposal is urgently undertaken to enable a significantly more sympathetic use of the land by the developer to, at the very least, reduce the impact upon the four houses in "The Oaks".

We trust that West Berkshire Council will consider our views in reaching their decision regarding the application to develop this piece of the West Berkshire countryside.

Your faithfully,

Christopher Sims Melanie Sims

---

Kind regards

## **Objection to planning application number 22/00244/FULEXT**

Hello,

We are writing to object the above application for the erection of 32 dwellings on the land area behind “The Hollies”, Reading Road, Burghfield Common, Reading, West Berkshire, RG7 3 BH. The idea of the construction of these dwellings is misleading as it borders properties on Regis Manor Road where we live, Haycroft, The oaks, Reading Roadn and Paddocks. Considering that Local plan states 60 dwelling for this land behing “The Hollies “ and Regis Manor already has 30 leaving only 30 for this application and TA Fisher has proposed 32 dwellings.

There should be contamination of wildlife and ancient woodland by the development. Multiple tress are protected by TPO order including the ancient woodland that are all put at severe risk by this development. AWE DEPZ has been extended to include Burghfield Common to which no new developments nor applications to develop are expected and this new application is within this area. Regis Manor Road is the site behind “The Hollies” as of the 2017 local plan and this had been given permission for which Crest has been developing. This new planned development is not within the permission granted to Crest for development of Regis Manor Road. Considering that this development would have a significant detrimental effect on the environment and wild life many of which have been found in this area including adjacent ancient woodland, felling of tress and encroachment on existing woodland reserve zone, loss of habitat for wildlife and protected species as well as noise pollution, lighting population and visual impact. The species found in this area include: five species of bats in 1995-2018 and six species of bats in 2021 including one of the rarest species, badgers, slow worms, ground nesting birds, invertebrates. This indicates that the species of bats is increasing on this site and should thus not be disturbed by further developments as this would eradicate this species following the destruction of this commuter highways for these bats as a result. Lighting pollution is also a hindrance

and eradication mechanism for this endangered and rare species. Ancient woodland areas are also at risk of from the proposed development.

Although Pro Vision Ecology have advised ways to mitigate risk to the protected species and ancient woodland, the report has been written in favours of development than to preserve the wildlife and ancient woodland that is of significant importance to our local area. In addition, with global warming, it is also clear that reduing existing forest and large oark trees with trees preservation orders would destroy sustainability for generations to come. We would appreciate Natural England to commission further ecological surveys to prove the importance of this site to West Berkshire Council to prove the importance of declining this application

The overdevelopment coupled with a further 100 houses off Clay Hill Road putting increased pressure on schools, GP surgeries and dental services, roads and traffic volumes and other amenities which are already overstretched above their means with no new provisions made for these services and amenities amidst the increasing population.

We would appreciate your detailed consideration of the points raised in this objection and rejection of the application for this development.

Kind regards.

Soyang.

**From:** [REDACTED]  
**Sent:** 15 March 2022 08:07  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Objections to Planning Application number: 22/00244/FULEXT

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**Categories:** SmartSaved

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Hello,

We wish to OBJECT to Planning Application number: 22/00244/FULEXT

The planning application advises the access for both the works and the finished development will be an extension to Regis Manor Road. The road clearly wasn't designed to be a through road as the original planning permission was for a cul-de-sac. The road is narrow throughout and the 90 degree corner of Regis Manor Road has barely enough space for two cars to pass, any larger vehicles in the road mean that one of the two vehicles have to wait for the other to pass, doubling the overall traffic will not only increase the potential for accidents to the road users but also the children of the existing households who often play outside.

The 'Tree Survey and Impact Assessment' states:

*TREE PRESERVATION ORDERS - details were available online and showed that there IS a Tree Preservation Order protecting trees upon the site. A copy of the Tree Preservation Order was not available to download therefore this would need to be formally requested from the Council.*

I cannot see this has been addressed and only highlights the lack of consideration or impact this development will have on the environment and wildlife, not only will it deprive a large area of habitat for the wildlife living on the proposed site but also the wildlife that lives within the adjacent woodland and uses this land to forage and hunt.

The existing trees in and around the site are strong and healthy having recently survived some of the worst storms we have experienced for years, so any claims they should be classed as damaged or low quality are clearly false and needs to be questioned further.

With the other houses currently in planning within the Burghfield area, this additional development will put a significant strain on the already stretched local amenities, schools and facilities and they do not offer any benefit to the rest of the community.

Kind regards,  
Tom May & Katherine Edge

[REDACTED]

**From:** [REDACTED]  
**Sent:** 15 March 2022 11:38  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Fwd: Planning application number  
22/00244/FULEXT

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**Categories:** SmartSaved  
**SmartSaved:** wbcopentlappsrv\_U532\_D8\_N2096851

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Dear Sir

[REDACTED]

I would also like to add that UK Government Planning Guidance states that *"Site allocations in existing local or neighbourhood plans do not have a grant of permission in principle; however, planning applications should be decided in accordance with those site allocations unless material considerations indicate otherwise.*

*Paragraph: 008 Reference ID: 58-008-20170728*

*Revision date: 28 07 2017"*

The revision of The Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPIR 2019) and subsequent change in the area of the Detailed Emergency Planning Zone would seem to be a **material consideration** which would necessitate review of the original site allocation.

Many thanks

Kate Bessant

[REDACTED]

Dear Sir

I am contacting you to object to the above planning application on the following grounds:

**1) The proposed development falls within the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield (which was extended to 3,160m in 2019).**

The Planning Statement prepared on behalf of T A Fisher & Sons Ltd and dated January 2022 incorrectly states:

*"2.10 As the site is within 3km of AWE Burghfield it is within the middle land use planning consultation zone.*

*Accordingly, the proposed development is considered to comply with all relevant local and national policies and other material considerations, having been informed by the required technical studies as set out in policy HSA16. It should therefore receive approval without delay."*

The proposed development is in the DEPZ, equating this to the inner land use in the West Berks Core Strategy 2006 to 2026 which states:

*"Policy CS 8 Nuclear Installations - AWE Aldermaston and Burghfield In the interests of public safety, residential(59)development in the inner land use planning consultation zones(60)of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council when the Office for Nuclear Regulation (ONR) has advised against that development. All other development proposals in the consultation zones will be considered in consultation with the ONR(61) , having regard to the scale of development proposed, its location, population distribution of the area and the impact on public safety, to include how the development would impact on "Blue Light Services" and the emergency off site plan in the event of an emergency as well as other planning criteria."*

There is no evidence that ONR have been consulted.

**2) Biodiversity/Environmental Impact - Apiary adjoining the proposed development site**

I am a beekeeper registered with the UK Government's Animal and Plant Agency's National Bee Unit which supports Defra bee health programmes. My apiary adjoins the proposed development and the hives are deliberately sited to minimise impact on existing neighbours. The development would have an adverse effect on the bees and could have an adverse impact on site workers and occupants of proposed properties adjacent to the apiary.

I would also like to highlight the following:

**1) Waste Comments from Thames Water**

*"With the information provided, Thames Water has been unable to determine the Foul water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so in the time available ...." They go on to request conditions including "All Foul water network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development."*

Residents of Reading Road have experienced ongoing issues with overflowing sewers and further development using the existing infrastructure will exacerbate these issues.

**2) The Landscape, Townscape and Visual Impact Assessment dated 13 January 2022 is incorrect** *"The assessment concludes that the greatest change in views would be experience by private views of neighbouring residents in properties at The Oaks. Due to the close proximity of viewing locations and the prominence of new houses there would inevitably be a change in the character and composition of these views. Views from other adjacent residential properties would experience a less effect."* The report does not consider the visual effect of the development on all residents of Reading Road whose properties ajoin the proposed development area and the conclusion that *"Views from other adjacent residential properties would experience a less effect"* is wrong.

**3) The site has no planning history**

The application does state this but also describes applications on an adjoining site.

Yours faithfully

Kate Bessant

**From:** [publicaccess@westberks.gov.uk](mailto:publicaccess@westberks.gov.uk)  
**Sent:** 15 March 2022 23:24  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Comments for Planning Application 22/00244/FULEXT

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**Categories:** SmartSaved  
**SmartSaved:** wbcopentlappsrv\_U532\_D8\_N2097214

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 15/03/2022 11:23 PM from Mr James Hooper.

### Application Summary

Address:	Land Rear Of The Hollies Reading Road Burghfield Common Reading West Berkshire RG7 3BH
Proposal:	Erection of 32 dwellings including affordable housing, parking, and landscaping. Access via Regis Manor Road.
Case Officer:	Michael Butler

[Click for further information](#)

### Customer Details

Name: Mr James Hooper



### Comments Details

Commenter Type:	Objector
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: I object to the proposed development on several grounds as listed below.

There have already been several new developments in Burghfield which has put additional pressure on the local amenities already. For example the 1 doctors surgery has long waiting times and heavily relies upon another surgery in a nearby village, not only for appointments but also the pharmacy.

The increase in housing will also increase the pressure on the local schools which could lead to the potential detriment of the schools ability to serve the community in the high standard that they currently have.

The planning permission application states 'Land to the rear of the Hollies'. This land is already occupied by Regis manor road. The actual plan shows the planned development to be adjoining Regis manor road and the oaks, among others. The plan also states that there is additional potential access. This is through an existing property. These points show that the planning application is misleading and incorrect.

The area of the outlined plan is covered by TPO 201/21/0835 2014. This area of woodland is inhabited by several protected species of wildlife including rare species of Bats and Badgers amongst others.

Regis manor road is a small quiet Private road. The additional development would more than double the amount of traffic on the road, Increase the amount of pollution and danger for children.

The Residents that will be directly affected by the development were not given

any prior notice by the developers of their intention. The only notice given was the Planning application stuck to a lamppost on the 23rd February 2022. This gave very little time to gather information relating to the planned development.

---

Kind regards



**From:** [REDACTED]  
**Sent:** 15 March 2022 19:12  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Planning application number 22/00244/FULEXT

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**Categories:** SmartSaved  
**SmartSaved:** wbcopentlappsrv\_U532\_D8\_N2097683

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Dear sir/madam.

We are writing as we have an objection to the above planning application. We live in Regis Manor Road and are not happy that the intention is to use our private road as access. We believe heavy site traffic will cause damage to the road that we pay to maintain! Also another potential 60 cars using our private road for access is not acceptable.

Another concern we have is the increased pressure on the local facilities such as doctors, schools, dentists etc. The current facilities are already overloaded.

Can you assure us that AWE have been informed of the additional houses within the Detailed Emergency Planning Zone and can still assure our safety should an incident occur.

Yours faithfully

Michael Parsons and Sharon McCarthy

[Sent from Sky Yahoo Mail on Android](#)

*Planning Application 22/00244/FULEXT | Erection of 32 dwellings including affordable housing, parking, and landscaping. Access via Regis Manor Road. | Land Rear Of The Hollies Reading Road Burghfield Common Reading West Berkshire RG7 3BH*

## Objections:

### AWE Offsite Emergency Plan

Due to recent changes to the *Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPIR)* legislation, AWE Burghfield had to revise their Detailed Emergency Planning Zones (DEPZ). As a result, the application site now falls within the inner land use consultation zone. These changes have necessitated changes to West Berkshires' Local Plan for housing.

West Berkshire County Council website quotes: *'In the interests of public safety, residential (9) development in the Detailed Emergency Planning Zone (DEPZ) (10) of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council, especially when the Office for Nuclear Regulation (ONR) has advised against that development.'*

In the planning statement in sections 5.47 & 5.48 the applicant says:

*'A press release issued on 18 August 2021 identified that the changes to the National Planning Policy Framework on 20 July 2021 had significant implications for the West Berkshire Planning Statement | January 2022 16 District Local Plan Review. As a result, additional work is needed to support the new requirements and subsequently, the Council had no alternative but to delay the production of the Local Plan Review.'*

*'No further information is available at present setting out a new timetable for the adoption of the Local Plan Review. Consequently, at this stage in its preparation, no material weight can be afforded to the draft policies contained within the Local Plan Review.'*

The applicant seems to be suggesting that because the latest local plan has been delayed by the recent changes to the REPPIR legislation, the old local plan should apply, and the application be considered as it would have been before the changes.

This is clearly nonsense as national legislation takes precedence over local policies. The application **must** be judged according to the revised legislation.

From the ONRs website: *'The ONR has indicated that on the basis of its current model for testing the acceptability of residential developments around the AWE sites, it would advise against nearly all new residential development within the DEPZs defined on the Proposals Map. Policy SP4 reflects the Council's intention to normally follow the ONR's advice in the DEPZs'*

There have never been any permissions granted for this proposed development and it therefore counts as a new residential development which the ONR are opposed to.

I am aware there is a view among planning officers that it would be injudicious to oppose an application on an allocated site, but the UK Government Planning Guidance states *'Site allocations in existing local or neighbourhood plans do not have a grant of permission in principle; however, planning applications should be decided in accordance with those site allocations unless material considerations indicate otherwise.'*

The revision of the REPPIR legislation is undoubtedly a material change that now needs to be considered

### Ecological

The development would involve removing 4 mature oak trees circa 70 – 80 years old. The ecological report remarks that these trees form part of vital wildlife corridors; along with the landscape assessment identifying that the 'Mature tree belts' around the site have 'medium to high value'. The council has also identified the trees of having high value as they are protected by T.P.Os. With the environmental issues the world currently faces and the government's commitment to carbon neutrality, healthy trees of this age and value should not be removed just to facilitate the construction of a very small number of houses.

Immediately to the north-west of the site is an area of ancient woodland which has been identified as being of high ecological value. There is also an area of 'ancient replanted woodland' in the north of the site which was excluded from the developable area when the site was originally allocated. HSA16 was very clear that the development would *'Limit the developable area to the west of the site to exclude areas of existing woodland'*. It is proposed that this ancient replanted woodland be removed to provide amenity space for the proposed dwellings.

The National Planning Policy Framework (2021) is clear that *'Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons'*.

The ecological report is clear that the development would result in much increased human use and interference and would have a detrimental effect on the surrounding habitats. For this reason alone, the application should be refused.

### Access

The proposed development was supposed to be master planned with the recent Regis Manor Road development; however as the landowners of the current application site were not willing to accept what was being offered, the council acceded and granted permission for Regis Manor Road as Phase 1 of the development. However, no consideration was given to whether the access road was a suitable design for the additional houses of Phase 2.

The council's failure to ensure HSA16 was master planned has caused a legal issue regarding access onto the site. The proposed access to the site is via Regis Manor Road however there is no permitted right of access to use this as a way in to the proposed development. This is a

private, unadopted road, and is collectively owned by the property owners on Regis Manor Road.

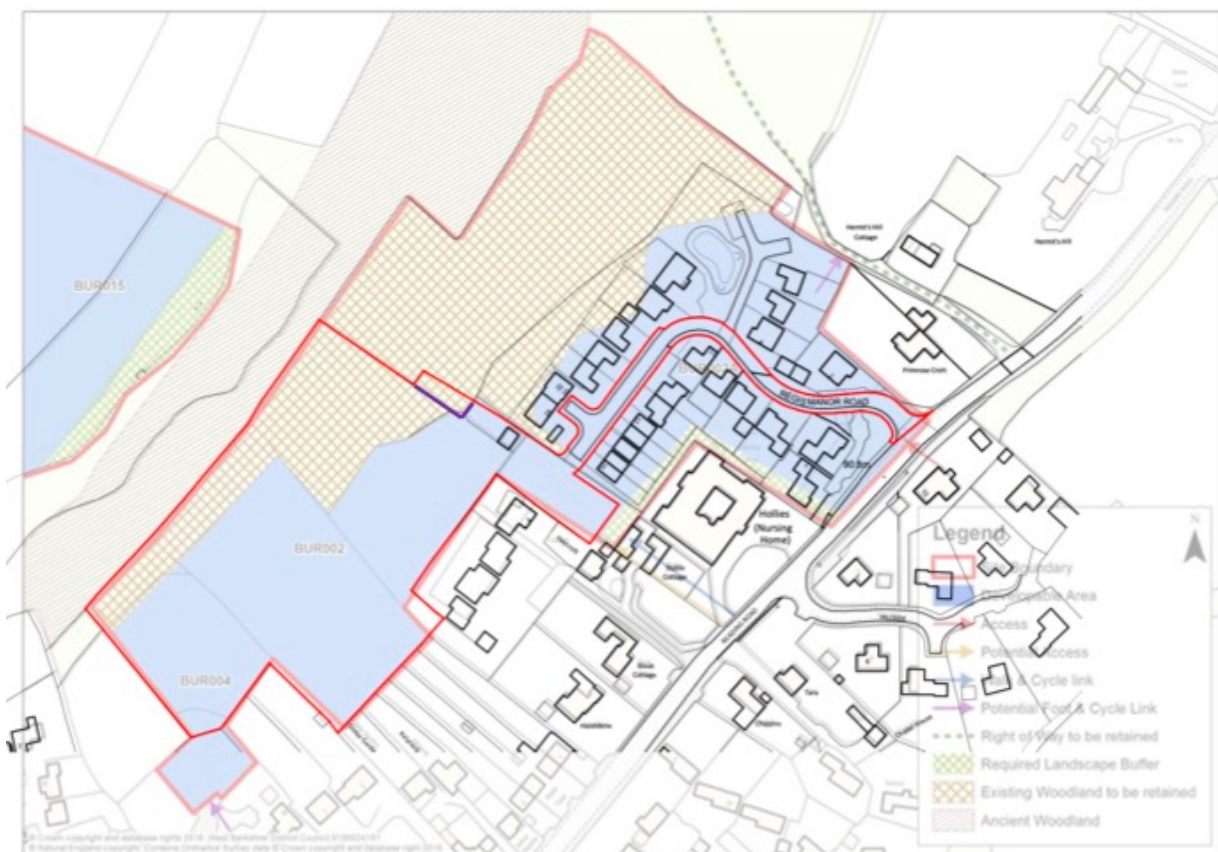
'No ransom' and 'access step in rights' agreements were signed between the landowners of Phases 1 & 2, however these do not give access to Phase 2 now that Phase 1 has been completed, and the properties sold off.

No right of access agreement has been written into any of the title deeds of the properties on Regis Manor Rd, meaning the Phase 2 landowners/developer now have no access to the site.

Given the strength of feeling against this development in Regis Manor Road, and the professions of some of the property owners a legal challenge would be mounted should permission be granted.

### Design and Layout

The north-eastern site boundary has been altered; this seems to have been done deliberately to make room for the gardens of plots 6 & 7. The land they are proposing to use is a part of the copse not owned by any of the Phase 2 landowners. The purple line on the map below shows where the boundary is.



The proposed 5-unit apartment building would cause significant overlooking issues to all the surrounding existing properties, those being 4 The Oaks, Haycroft, Stable Cottage and most crucially The Hollies Nursing Home. It is substantially less than the 30 meters away from the

existing dwellings recommended by the Government Planning Guidance, and with the 5<sup>th</sup> apartment in the roof space and it being on the highest level of ground on the site there would be a substantial loss of amenity and privacy to all the above properties. This could be easily avoided if it were sited on one of the lower levels of land, and with the loss of seclusion the Hollies have already suffered this needs to be altered.

The developer also concedes that all four properties at The Oaks would suffer a loss of amenity: from their L.T.V.I.A. '*The Oaks*, would gain near views of the proposed development'. They are accepting the development will be detrimental to The Oaks but have not proposed any mitigation measures.

### Conclusions

- The site falls within AWEs revised inner consultation zone where the ONR are opposed to all new residential development.
- The development would result in several mature oak trees with TPOs being removed.
- There would also be significant detrimental impact the adjacent ancient woodland, an irreplicable habitat.
- There is no legal right of access to the site, and even if this could be negotiated no evidence has been provided that the proposed access road could safely handle the additional traffic.
- The design does not exclude the areas of existing woodland from the development like the allocation criteria required.
- The applicant is utilising land that does not belong to any of the landowners.
- The layout is of generally poor design resulting in a substantial loss in privacy for the surrounding dwellings, including the residents of the Hollies who are receiving palliative care.

I appreciate the opportunity to comment and trust you will carefully consider the above points when making your decision.

**From:** [REDACTED]  
**Sent:** 16 March 2022 17:23  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Planning Application Reference -  
22/00244/FULEXT **\*\*RETRACTED\*\*\*\***

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**Categories:** SmartSaved  
**SmartSaved:** wbcopentlappsrv\_U532\_D8\_N2097795

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[REDACTED]

To West Berkshire Planning Department

I am writing to object against the proposed development plan of 32 New Dwellings referred under planning reference: 22/00244/FULEXT.

I hold strong concerns with this proposed development. The Crest Nicholson development which was given permission, already destroyed a vast area of nature and wildlife. Further developments in Burghfield Common are not needed. There is already a major strain within the area on public services. With Doctors, Dentist and an increased demand for school placements. Our local Doctors are already severely impacted with the new developments which, of recent, have taken place. Further development can only add even further pressure to all of these services. It is already near on impossible to obtain appointments for those residents/homeowners within this area.

The current infrastructure is already under pressure, with added traffic. There is no current safeguards in place to for the traffic around Burghfield Common as it as, let alone adding another 32 homes. This can only add a question to the safety element, for not just children living within the current development but for all within the community.

Burghfield Common is losing its identity. As such, allowing yet another development, will not only cause an overdeveloped area, but it will also have a huge impact as detailed above.

I understand the trees surrounding the Regis Manor Road area and land described as "Behind Hollies nursing home" for development are considered "Ancient woodland" covered by TPO's and as such, by removing trees, woodland the wildlife will become impacted and their natural environment and habitat destroyed. We need to be protecting what we have and not destroying it for homes which are not needed/required.

**From:** [REDACTED]  
**Sent:** 18 March 2022 16:03  
**To:** [Planapps](#)  
**Cc:** [REDACTED]  
**Subject:** <v9\_SmartSaved/> 22/00244/FULEXT

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**Categories:** SmartSaved

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I am writing to yourselves to document my objections to the proposed planning application 22/00244/FELEXT.

My reasons are as follows;

1. The existing Crest Nicholson (CN) development (The Collection Regis Manor Road) was proposed an agreed in 2019/20. The development was for 28 houses, not 60. If at the time the original development application the numbers were for 60 houses I believe it would have been rejected.
2. A Condition of the original CN application was to undertake a Flood Risk Assessment this latest application has not.
3. A condition of the original CN application was the installation of SUDS and a SUDS maintenance plan, this new application has not even suggested that this will be undertaken. The SUDS scheme in place is suitable only for the existing Regis Manor Road development and may be inadequate if the road is extended.
4. Regis Manor Road is unadopted and the residents/owners of Regis Manor Road actually pay for its upkeep, maintenance and the electricity bill for street lighting etc. There is nothing in the new plan that indicates how the existing residents of Regis Manor Road will be compensated for the already paid fees to the management company and or how the new development will be involved in the existing scheme.
5. Each of the existing purchasers of properties in Regis Manor Road would have undertaken local searches, none of these searches highlighted the new proposed development.
6. Crest Nicholson have still not completed the existing development in line with the original planning proposal, boundary fences and landscaping etc. The authorities should allow any further development until the original application has been completed in full as per original agreed development proposal.#
7. The existing purchasers/owners of properties in Regis Manor Road were undoubtedly led to believe they were buying into a family/child friendly cul-de-sac and not on a through road.
8. The HS16 housing plan was for delivery within five years, it was adopted in May 2017, will this now be rewritten and re-adopted by the local authority. As the five years will have elapsed before any further development is undertaken then it should be ignored.
9. There are existing TPOs in force, the new plan seems to suggest that certain trees are beyond repair/recovery and that they should/could be removed. This needs to be fully investigated to seek an unbiased opinion.

Regards

Peter Flanagan  
[REDACTED]

Re: Planning reference 22/00244/fulext Land to the rear of The Hollies

We note that TA Fisher have submitted amended plans for the above planning application. Among other things, this contains a new addition of a footpath running from plot 15, around The Oaks and then joining a private drive.

Firstly, there is an error in TA Fisher's new 'Red line' area. The land owned by one of the phase 2 landowners finishes level with the northern boundary of Bleak Cottage, it does **not** cross the private drive to the Haycroft boundary. The land it connects onto is at that point owned by The Oaks.

According to Government regulations, footways and footpaths should fulfil an important role by ensuring the safe movement of pedestrians. This private drive is neither safe nor suitable for use from the proposed development.

- As the name suggests, it is private and was constructed to safely serve 5 properties. There is no footway down the drive, only a narrow bin path.
- The drive exits straight on to the busy Reading Road, with no footway in either direction, no street lighting and no safe crossing. The access into Regis Manor Road required the installation of a safe crossing point to cater for 28 dwellings. It is not possible to install another similar traffic island due to the width of the Reading Road and the privately owned drive. It is particularly unsafe for children going to/coming from school. The submitted Transport Statement states:  
*3.4 The footway provided on the north side of Regis Manor Road will also be extended into the site, so that the site links with existing pedestrian infrastructure, including the pedestrian refuge crossing on Reading Road. It also states: 'access to the site will be via the recently constructed T-junction where Regis Manor Road joins Reading Road'.*
- Contrary to TA Fisher's belief that it was Included on the HSA proposal in 2017, there has **never** been a secondary access proposed from this private drive. The original secondary access proposed in HSA16 was via Stable Cottage (blue & yellow arrows), with another proposal through Lambden Way (purple arrow), which is a much safer alternative than that proposed and avoids the main road. See copy plan below.





- This proposed footpath exits directly onto The Oaks roadway with no pavement, a restricted width and obscured view due to the Bleak Cottage boundary hedge, which is laurel and over 15 feet high. To the other (The Oaks) side are young trees which, when grown, will obscure visibility from this direction. If The Oaks were to erect a 2-metre solid fence along their boundary for screening this would further block visibility and also create a vulnerable, unsafe space.
- There is currently a legal right of access for the owners of field 3 to use this route (proof of this legal position can be provided if needed) to reach their field, this does not extend to the other fields included on this proposal. Apart from the safety issues, it would be impossible to regulate who was using the private drive, potentially open to 60 households. If plans are passed with this footway in place there will be no option other than to issue a court injunction against TA Fisher to prevent the footpath installation and to ensure there is no access onto this area. It is not, nor ever has been, a public right of way. Any accident or insurance claim from an accident occurring on, or crossing to or from, the private drive would be directly attributable to irresponsible decision making and negligence by West Berks Council - and TA Fisher, for not considering pedestrian safety in their proposal.
- Section 39 of the Road Traffic Act 1988, places a duty on highway authorities to promote road safety.

This footpath proposal appears to have not been given any consideration by TA Fisher and is a sudden last-minute change to try to offset the correct concerns raised by Burghfield Parish Council and other consultees re the number of vehicle movements, as well as envisaged issues with the narrowed road section through field 2.

In addition to the new amendments which have been submitted after the consultation date closed, there are a number of emails referred to which are not available to view and therefore not allowing proper public consultation. Namely, emails dated 15<sup>th</sup>, 24<sup>th</sup> and 25<sup>th</sup> March and another with regard to Emergency Planning/ONR dated 28<sup>th</sup> March. As has been shown above with the proposed footpath, the public need to see all information (with parts redacted if necessary) to be able to comment on new proposals affecting the application to ensure the Council Planning Dept is fully informed when making a decision.

**Planning Application number: 22/00244/FULEXT – Land to the Rear of the Hollies**

**Objections**

**Response and further objection to - Response to Consultation Comments regarding Right of Access to the site.**

Further to the above response posted on the WBC planning web site dated 25/03/22, I wish to raise the following questions and objections and trust these will be duly considered and addressed.

As quoted in the writers letter the Access to Phase 2, as detailed in the Schedule 4 of the s.106, of 16/01685/OUT, is pending the adoption of the road (Regis Manor Road).

Regis Manor Road, as shown on the WBC adopted roads and roads classification map (link attached below) is as a Private Street, not adopted. Therefore, this would infer the s.106 and schedule 4 conditions, with regard to affording access to Phase 2, have not been met. If this is not the case, please demonstrate why.

<https://gis2.westberks.gov.uk/webapps/OnlineMap/?vln=ROAD%20MAINTENANCE%20AUTHORITY>

Also, as part owners of the private Regis Manor Road, none of the Regis Manor residents are aware of the adoption or have been contacted to agree to adoption.

Based on the above I do not believe the site has a proven access from the Reading Road.

**From:** [publicaccess@westberks.gov.uk](mailto:publicaccess@westberks.gov.uk)  
**Sent:** 06 April 2022 15:35  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Comments for Planning Application 22/00244/FULEXT

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**Categories:** SmartSaved  
**SmartSaved:** wbcopentlappsrv\_U532\_D8\_N2105276

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 06/04/2022 [REDACTED]

### Application Summary

Address:	Land Rear Of The Hollies Reading Road Burghfield Common Reading West Berkshire RG7 3BH
Proposal:	Erection of 32 dwellings including affordable housing, parking, and landscaping. Access via Regis Manor Road.
Case Officer:	Michael Butler

[Click for further information](#)

### Comments Details

Commenter Type:	Objector
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	[REDACTED]

I object to the 32 new dwellings for the following reasons:

1. Over development of the area
  2. AWE Depzone
  3. impact on the local wildlife and its environment.
  4. Additional traffic on an already busy road
- 

Kind regards

## **Planning Application number: 22/00244/FULEXT**

**We are writing to you to express further objections and response to consultation comments and the new proposed site plan.**

### **ONR Objection & Emergency Planning**

Our previous objection raised concerns over this development and the Detailed Emergency Planning Zone. The West Berkshire Council website states:

*“In the interests of public safety, residential (9) development in the Detailed Emergency Planning Zone (DEPZ) (10) of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council, especially when the Office for Nuclear Regulation (ONR) has advised against that development.”*

ONR has advised against this development in accordance with their Land Use Planning Policy, stating that these houses have not been included in the West Berkshire off- site emergency plan.

If the council proceeds with approving this development, they will be actively going against ONR & WBC policy putting new and existing residents at significant risk.

The contents of the email dated 18/03/22 from Mr Barter to Michael Butler and any previous or subsequent correspondence should be disclosed on the planning website so all parties can be satisfied that process has been followed and conclusions are legitimate.

### **New Site Plan**

TA Fisher have submitted amended plans which seem last minute and inaccurate to try to offset the correct concerns raised by Burghfield Parish. These include an addition of a new footpath running from plot 15, around The Oaks and then joining a private drive.

There is an error in TA Fisher’s new ‘Red line’ area. The land owned by one of the phase 2 landowners finishes level with the northern boundary of Bleak Cottage, it does not cross the private drive to the Haycroft boundary. The land it connects onto is at that point, owned by The Oaks. Legal confirmation of this can be provided.

Government regulation states that footpaths and footways should fulfil an important role to ensure the safety of pedestrians. These newly proposed plans are not only legally incorrect but do not ensure the safety of pedestrians and existing residents.

- The driveway this footpath leads onto is private and was constructed to safely serve 5 properties only. The driveway is narrow and only allows one car to pass through at any one time.
- There is no footway down the drive, only a narrow bin path which finishes a few metres before the start of the main road. The remaining area of this drive is The Oaks & Haycrofts designated bin area and blocked on a weekly basis (Thursday and Friday all day in particular).

- The drive exits straight on to the busy Reading Road, with no footway in either direction, no street lighting and no safe crossing. The Oaks residents exiting this private drive must slowly edge out due to lack of visibility from the adjacent driveways. Any pedestrians would need to step right up to the road which has no footpath in either direction which creates an extremely high risk for an accident. It is in no uncertain terms appropriate to serve as a footpath for more than 60 residents of the new development.
- The access into Regis Manor Road required the installation of a safe crossing point to cater for 28 dwellings. It is not possible to install another similar traffic island due to the width of the Reading Road. The submitted Transport Statement states:  
3.4 The footway provided on the north side of Regis Manor Road will also be extended into the site, so that the site links with existing pedestrian infrastructure, including the pedestrian refuge crossing on Reading Road. It also states: 'access to the site will be via the recently constructed T-junction where Regis Manor Road joins Reading Road'.
- Contrary to TA Fisher's belief that it was included on the HSA proposal in 2017, there has never been a secondary access proposed from this private drive. The original secondary access proposed in HSA16 was via Stable Cottage (blue & yellow arrows), with another proposal through Lambden Way (purple arrow), which is a much safer alternative than that proposed and avoids the main road. See copy plan below.



- This proposed footpath exits directly onto The Oaks roadway with no pavement, a restricted width and obscured view due to the Bleak Cottage boundary hedge (15m high). The residents of The Oaks would erect a 2m high fence to prevent intrusion and ensure security which would further block visibility and create a very unsafe area for pedestrians.
- There is currently a legal right of access for the owners of field 3 to use this route (proof of this legal position can be provided) to reach their field, this does not extend

to the other fields included on this proposal. It would be impossible to regulate who was using the private drive, potentially open to 60 households.

If plans are passed with this footway in place, there will be no option other than to issue a court injunction against TA Fisher to prevent the footpath installation and to ensure there is no access onto this area.

It is not, nor ever has been, a public right of way. Any accident or insurance claim from an accident occurring on, or crossing to or from, the private drive would be directly attributable to irresponsible decision making and negligence by West Berks Council - and TA Fisher, for not considering pedestrian safety in their proposal. Section 39 of the Road Traffic Act 1988, places a duty on highway authorities to promote road safety.

### **Regis Manor Access**

Further to the response on the West Berkshire planning website dated 25/03/22, we wish to raise the following objections.

As quoted in the writers letter the Access to Phase 2, as detailed in the Schedule 4 of the s.106, of 16/01685/OUT, is pending the adoption of the road (Regis Manor Road).

Regis Manor Road, as shown on the WBC adopted roads and roads classification map shown as a Private Street, not adopted. Therefore, this would infer the s.106 and schedule 4 conditions, with regard to affording access to Phase 2, have not been met.

None of the Regis Manor residents are aware of the adoption or have been contacted to agree to adoption. The Department for Transport's 'The Adoption of Roads Into The Public Highway (1980 Highways Act) states that any land owners should be publicly notified of the plans to adopt a road, and subject to no objections being received within 28 days, only then can the road become a publically maintained highway. Any objections should be raised to the magistrate's court. TA fishers proof of access is only valid 'if the road becomes adopted'. As this process has not taken place, we believe this site has no legal access from Reading Road.

In the interests of transparency please also disclose the emails dates 15<sup>th</sup>, 24<sup>th</sup> and the 25<sup>th</sup> March 2022 and any subsequent correspondence.

### **Burghfield Parish Council**

Burghfield Parish council have raised concerns over the access for emergency vehicles and the narrow pinch in the road proposed by TA Fisher.

TA Fishes response states this is a traffic calming measure however they have not addressed the risk that additional traffic poses through this point, the fact it is unlit, has a narrow footpath and poses further risk to pedestrians.

How will residents and visitors be stopped from parking on this narrow stretch of road and therefore causing a hazard to emergency vehicles needing access? We do not believe, based on the minimum 15m buffer needed for the ancient woodland and a buffer needed to protect the trees owned by The Oaks and protected under TPO, that there is sufficient space to increase the road or remove this pinch point and therefore it remains a considerable hazard and not 'a traffic calming measure' at all.

### **Impact on Ancient Woodland**

Our initial objection raises the concern of the detrimental impact this development poses on the ancient woodland. TA Fisher's response does not cover any of these issues raised in our previous objection and only that the removal of the tree's covered by TPO's will be replaced with a ratio of 2.1.

The new site plan still contradicts the National Planning Policy Framework (2021) 2.12 stating: *"The purpose of the planning system is to contribute to the achievement of sustainable development, this includes an environmental role, to protect and enhance our natural environment."*

And within paragraph 180.c and 185:

*"Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons".*

TA Fisher have failed to address our initial objections regarding the removal of the previously replanted ancient woodland and fail to provide a wholly exceptional reason for the impact this site will cause on the ancient woodland.

### **Conclusions**

We do not feel as though our previous concerns have been suitably addressed by this consultation process.

This proposal remains extremely complex and poses significant risk to ancient woodland, wildlife, existing residents, and wider the Burghfield Common community.

**From:** [REDACTED]  
**Sent:** 19 April 2022 08:44  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> Objection : Planning Application nos:  
22/00244/FULEXT & 22/00325/RESMAJ

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**Categories:** SmartSaved  
**SmartSaved:** wbcopentlappsrv\_U532\_D8\_N2108916

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[REDACTED]

Dear PlanApps team,

I wish to register my objection to:

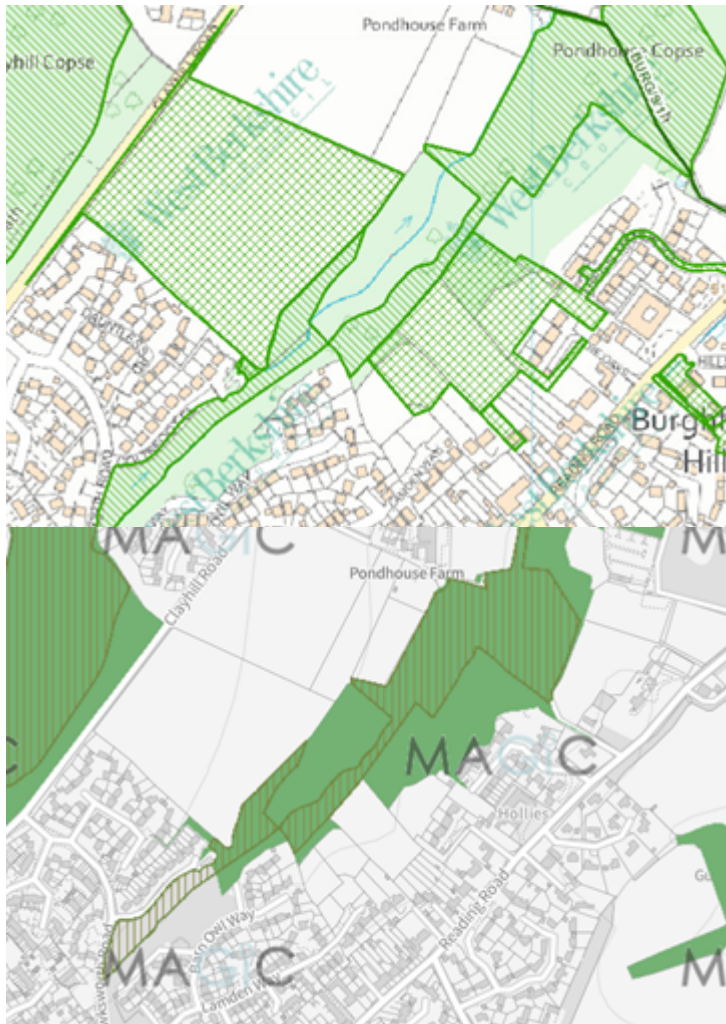
WBC Planning Application no: 22/00325/RESMAJ - Approval of reserved matters following Outline Permission 18/02485/OUTMAJ [Outline application for residential development of up to 100 dwellings with new cycle pedestrian access onto Coltsfoot Way and two vehicular accesses onto Clayhill Road. Matters to be considered: Access.] Matters seeking consent: Appearance, Landscaping, Layout and Scale. | Land North Of Dauntless Road and South Of Pondhouse Farm Clayhill Road Burghfield Common Reading West Berkshire

and

WBC Planning Application no: 22/00244/FULEXT - Erection of 32 dwellings including affordable housing, parking, and landscaping. Access via Regis Manor Road. Land Rear Of The Hollies Reading Road Burghfield Common Reading West Berkshire RG7 3BH

Both planning applications are located with the same location known as Burghfield Hill and located either of an Ancient and Semi Natural Woodland and pLocal Wildlife Site (pLWS) Pondhouse Copse (as indicated below). It is noted that West Berkshire Council continues to disregard the necessity of including a pLWS layer within the West Berkshire Online Map facility.





Both proposed sites are located within Burghfield AWE Emergency Planning Zone. The ONR's Land Use Planning guidance clearly identifies the need to protect existing communities living, working and studying with a Detailed Emergency Planning Zone as clearly specified on their website. It is noted that the ONR, Burghfield AWE and WBC's Emergency Planning Department have registered their concerns associated with planning application no: 22/00244/FULEXT (32 residential units), recommending refusal due the number of properties within a densely populated area of the Detailed Emergency Planning Zone (DEPZ) and close proximity to the AWE Burghfield Site.

It is therefore expected that equal concerns would apply to planning application no: 22/00325/RESMAJ - a substantially larger proposal consisting of upto 100 residential units, being located within the same landscape.

Thank you.

---

**From:** publicaccess@westberks.gov.uk  
**Sent:** 21 April 2022 13:36  
**To:** Planapps  
**Subject:** Comments for Planning Application 22/00244/FULEXT

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 21/04/2022 1:35 PM from Mr Raymond Ng.

### Application Summary

Address:	Land Rear Of The Hollies Reading Road Burghfield Common Reading West Berkshire RG7 3BH
Proposal:	Erection of 32 dwellings including affordable housing, parking, and landscaping. Access via Regis Manor Road.
Case Officer:	Michael Butler

[Click for further information](#)

### Customer Details

Name: Mr Raymond Ng



### Comments Details

Committer Type:	Objector
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I was worry of the new development which is only one year of new home that I get familiar with the neighbour and the silent environment. Also, there is no advices when we brought the house in last year, the 32 building project is coming in the future years. Hence, the development will have severe impact to our community, the loss of the trees and the noise and lighting pollution are negative to all the neighbour nearby. Lastly, the capacity of the Regis Manor Road is able to support so many house are in doubt.

Kind regards



**From:** [REDACTED]  
**Sent:** 21 April 2022 14:44  
**To:** [Planapps](#)  
**Subject:** <v9\_SmartSaved/> 22/00244/FULD

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**Categories:** SmartSaved

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

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Please withhold my contact details

Dear Sir / Madam,

We are in a Detailed Emergency Planning Zone (DEPZ) for one of the major nuclear facilities in the UK and the people at AWE have recommended that NO new residences are introduced into the DEPZ. And yet here we have an application for 32! This is a potential safety hazard for every single person inside the DEPZ. AWE recommend NO NEW RESIDENCES INSIDE THE DEPZ. Please listen to them!

Regards  
Debra Robinson

**From:** [REDACTED]  
**Sent:** 21 April 2022 14:44  
**To:** [Planapps](#)  
**Subject:** 22/00244/FULD

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This is an **EXTERNAL EMAIL**. **STOP. THINK** before you **CLICK** links or **OPEN** attachments.

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[REDACTED]

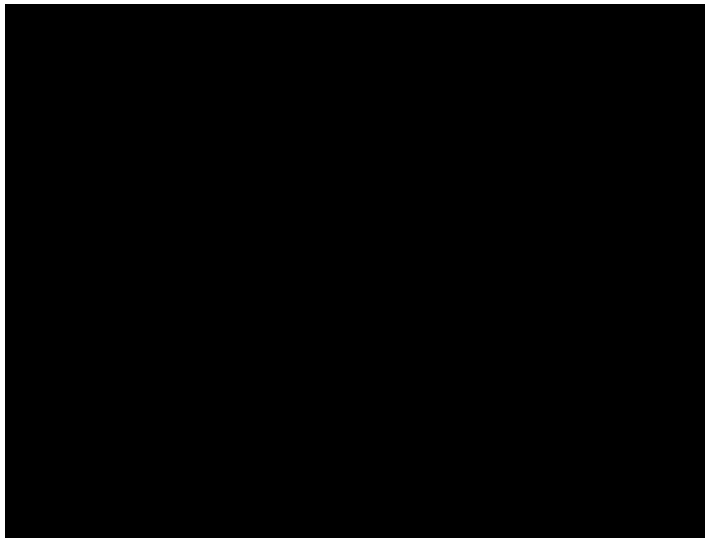
Dear Sir / Madam,

We are in a Detailed Emergency Planning Zone (DEPZ) for one of the major nuclear facilities in the UK and the people at AWE have recommended that **NO** new residences are introduced into the DEPZ. And yet here we have an application for 32! This is a potential safety hazard for every single person inside the DEPZ. AWE recommend **NO NEW RESIDENCES INSIDE THE DEPZ**. Please listen to them!

Regards

[REDACTED]

N.Lynn Esq., Chief Executive,  
West Berkshire Council,  
Council Offices,  
Market Street,  
NEWBURY  
RG24



10<sup>th</sup> April 2022

Dear Mr Lynn,

**Proposed Housing Development at Land Rear of The Hollies,  
Reading Road, Burghfield Common – Detailed Emergency Planning  
Zone (DEPZ) Issues and Concerns.**

Congratulations on your recent appointment; tough times to be a Chief Executive for sure! My reason for writing to you is to express my professional disquiet at the manner in which the above planning application (22/00244/FULEXT refers) is being addressed by your Council, specifically in respect of the DEPZ issue. To explain my locus for writing. I have been a resident of Burghfield Common for 38 years. In the late 1990s/early 2000s I was a District Councillor for the Burghfield Ward, including as Chairman of one of the main service committees. I am now semi-retired from a 45 year career as a Chartered Town Planner in both local government and in private practice. I have assisted the landowners in respect of this site for over 10 years and was instrumental in promoting the site through to its allocation for housing in your current statutorily adopted Local Plan. I have also had significant experience over the last eight years dealing with DEPZ issues.

The above application is for 32 dwellings, including affordable housing. The application was submitted in early February by T.A.Fisher Limited. This is a medium sized local housing developer with a high reputation for the quality of its developments. Their recently completed housing scheme in the centre of Mortimer is a good case in point. The planning case officer, Michael Butler, recently visited the application site and declared

that he was satisfied with the proposal. A few days later he contacted the applicant to advise that there was a problem because your Emergency Planning Team had recommended refusal of the application, on 17<sup>th</sup> March, on the following grounds:

***'...recommend refusal due to the number of properties within a dense populated area of the Detailed Emergency Planning Zone and the close proximity to the AWE Burghfield site'***

The case officer received a fairly detailed response to this from the applicant, which he forwarded to the Emergency Planning Team. He then arranged a higher level meeting to discuss the matter and, as I understand it, advised the applicant this week that, in the absence of any further relevant information, he would have little option but to refuse the application on this one ground. I understand that the applicant is now seeking Leading Planning Counsel's opinion on the matter.

I have serious concerns about this situation for several reasons. **First** the location of a housing site within the DEPZ does **not** automatically mean that it should be refused. The proper test is **not**:

***Is the proposed housing development within the DEPZ?. If so then refuse.***

The proper test is:

***Does the proposed housing development materially adversely affect the ability of the West Berkshire Council to implement its Emergency Evacuation Plan? If 'YES' then refuse. If 'NO' then allow.***

This test directly requires that the proposed development is assessed against the relevant criteria contained in the Council's Emergency Evacuation Plan. The applicant has, I understand, requested this assessment from the Council. It has not been provided for the simple reason that there is no such assessment. There can't be. The DEPZ was extended in May 2020. A revised Emergency Evacuation Plan was required for the revised DEPZ area and your Council advised that it would

be posted on your website in late 2020. It is still not prepared and/or available at the time of writing, more than eighteen months later.

**Second,** if your Emergency Planning Team were concerned at the proposal and did not have the ability or capacity to carry out the appropriate assessment themselves then the proper response should have been to request the applicant to commission a Radiological Impact Assessment (RIA) by an accepted expert in the field. In the absence of an up to date Emergency Evacuation Plan to assess the proposed development against, its utility would have been less than complete but it would have been more appropriate than issuing a refusal recommendation on the basis of no evidence whatsoever.

**Third,** this application site is allocated for housing in a statutorily adopted and up to date Local Plan. That means that this site is a statutory planning commitment. I understand that it is the only such site in West Berkshire so its development for housing creates no precedent for other sites to take advantage of. The applicant is entitled to rely on the site's status as a statutory housing allocation.

**Fourth,** your Council is required to maintain a five year housing land supply against its strategic housing requirement. The 32 dwellings provided by this scheme are part of your five year housing land supply.

**Finally,** if this application is refused on DEPZ grounds then the applicant has no alternative but to go to appeal, almost certainly by way of a public local inquiry. It is assumed that one of your Emergency Planning Team would give evidence to support your case. In a long career I have given expert planning evidence at numerous inquiries. Given the above circumstances I have to say that I really would not like to be on the receiving end of Leading Counsel's cross-examination on the matter. Further, in my opinion your Council could well be open to a costs claim on the grounds of unreasonable behaviour. I know that Planning Inspectors are reluctant to award costs against Councils unless the case is very strong. The applicant company, which is anything but litigious, has had little option but to go to appeal and seek costs against your Council and has been successful twice in the last two years. That may suggest that something is awry in your determination of planning applications. Be that as it may, your Council would appear to be at serious risk of having costs awarded against it again

**In conclusion,** it is your Council's decision as to whether this proposal undermines your Emergency Evacuation Plan, not the Office for Nuclear Regulation or AWE. The adjoining Basingstoke and Deane Council is in the situation where the second largest sustainable settlement in its area, Tadley, has not been allocated any new housing for at least the last ten



years because the whole settlement is washed over by the DEPZ. This has caused considerable frustration to Members, and I can cite several occasions where significant housing developments have been approved by Members, against Officer recommendations for refusal on DEPZ grounds because of the perceived need for additional housing in the settlement. These decisions have not resulted in any repercussions from ONR or AWE because they take the view that, by definition, approval by the Council means that the Council's Emergency Evacuation Plan is not compromised.

I hope that you understand the spirit in which this letter has been written. I do not expect a lengthy reply, but an acknowledgement would be welcome. I simply wanted to ensure that you are aware of this situation.

Yours sincerely,

**JOHN W CORNWELL** [REDACTED]

[REDACTED]