

PLANNING REF : 250517
PROPERTY ADDRESS : Flat 15 Marlborough House
: Basingstoke Road, Reading
: RG7 1FR
SUBMITTED BY : Dr Michael Newsome
DATE SUBMITTED : 08/04/2025

COMMENTS:

I am writing to formally object to the planning application for the construction of 420 houses in Spencers Wood. While I acknowledge the need for new housing, I have serious concerns regarding the impact of this development on the local infrastructure, particularly in relation to traffic congestion, road capacity, and cycling provisions. Below, I outline my objections in more detail:

1. Increased Traffic Congestion

Spencers Wood and its surrounding area already experience significant traffic congestion, particularly during peak hours. The addition of 420 houses will inevitably lead to an increase in the number of vehicles on already overloaded local roads. The current road network is unable to accommodate this increased traffic flow. The journey times by car at rush hour to the M4 are often around 40 minutes in winter. I have requested bus time data from Reading Bus Company, but this will not be with me before the deadline. If I receive this data, I should like to further submit it if possible. When I take the bus in winter, the 7.30 bus often takes over 1 hour to reach Reading station; this is a barely feasible commute as it is.

2. Lack of Scope for Road Widening

As above, Basingstoke Road is not able to cope with the additional traffic that would result from such a large housing development. In many areas, the roads are already at capacity, and there is limited scope to widen or improve them due to existing infrastructure constraints, such as residential properties, green spaces, and environmental considerations. Without significant investment in road upgrades, which are unlikely given the constrained space, there is a real risk that traffic congestion will worsen, leading to negative impacts on local residents and businesses.

3. Inadequate Cycling Infrastructure

I usually cycle from Spencers Wood to Reading for work. This route along Basingstoke Road is dangerous in heavy traffic. My partner would like to cycle to work (about 2.5 miles away), but does not feel safe doing so down Basingstoke Road. The connection of the cycle path to the motorway crossing is poorly signed and not well-designed. In this regard, any provision of cycling infrastructure within the proposed development will not result in a development from which residents will be able to safely cycle to nearby amenities; and is therefore largely useless.

4. Lack of public transport

Mortimer station, being the nearest station is not connected to Spencers Wood by public transport at all, and there is no safe cycling route which would be acceptable for secondary school age children, especially in Winter. The obvious conclusion from this is the addition of around 420 cars at rush hour each day, further reducing the appeal of active travel and adding to congestion.

I have further objections but in the interests of brevity and considering the number of submissions that you have received, I will not raise them here.

Thank you for considering my objections.