

PLANNING REF : 250517
PROPERTY ADDRESS : Blackwater Close
:
: RG7 1DT
SUBMITTED BY : Ms Deborah Webster
DATE SUBMITTED : 16/03/2026

COMMENTS:

I am yet again vigorously objecting to this development for all the reasons already addressed in my first objection around this not being a sustainable development for many reasons including increased traffic, loss of open countryside, lack of education and healthcare facilities, privacy infringement, wild life disruption etc etc. Below I will repeat a few of the more important objections.

1) It lies within the DEPZ which has been put in for a reason . The applicant is presumably very aware this is a major issue against their proposal confirmed by their lengthy attempt to demonstrate a plan for the eventuality of an accident which seems to me to be dependant on one person being on call 24/7 - do they really expect us to believe this role would be fulfilled and be in place for ever -I'm pretty sure once the development was completed the role would be conveniently "left empty".

The Secretary of State has already refused an appeal for a much smaller development that was also in the DEPZ zone just down the road from this development so why are we still wasting tax payers money allowing this application to continue? If 138 homes was deemed to be too much extra burden on existing infrastructure and emergency services why would 3 x that many homes plus a school and elderly care home be allowed!

2) The 5 meter buffer they propose to put between existing dwellings and the walls of new homes is wholly inadequate not only for the Bats it is supposedly being provided for but also to protect existing residents from loss of light, noise, anti social behaviour and not being overlooked. The buffer should be soo much larger and consist of dense natural growth at the very least and certainly should not have any pedestrian or cycle access down the corridor.

3) The flooding likely from this development has not been addressed at all by the applicants. We already have significant issues with sewage and drainage with the already vast new developments that have been built in the village - enough for Thames Water to have raised concerns about this. The new development will not only add to the worsening situation but also cause a significant flooding issue for existing residents it backs onto.

4) In the latest documents the applicant seems to consider that the current infrastructure is adequate to cope with the extra traffic from this development if it went ahead! Lets be real here - when did they last try to get down to the M4 during rush hour and how do they seriously think that 420 new homes (likely to be minimum of 2 car owners per household) wont have a negative impact on the traffic situation!

I really urge the planning committee to refuse this development on all the grounds stated and help to salvage what little bit of countryside we have left and keep Spencerswood separate from

neighbouring villages and preserve the space for our beautiful wild live which is rapidly being pushed out of existent by greedy developers who are too busy looking for the cheapest, easiest option of tagging onto an already overburdened village trying to maximise profits rather than look for more suitable land that would not have the same negative impact as this one will have.

I also want it to be noted that something seems very underhand about this application - Despite the fact that I live in one of the properties that will directly back on to this development should it go ahead I have not once had any notification card through my door informing me of the planning application not first time round nor this time even though it states that all those who comment would be notified of any updates or changes to this application. This is unacceptable - if places in Shinfield further away from the main part of the development got notified how come no one in Blackwater Close and surrounding areas received anything? No one has any problem notifying me when you want to increase my council tax!