

PLANNING REF : 250517
PROPERTY ADDRESS : Marlborough House
: Basingstoke Road, Spencers Wood
: RG7 1FR
SUBMITTED BY : Dr Johanna Hettinga
DATE SUBMITTED : 13/04/2025

COMMENTS:

I wish to object to the scale of the proposed development, and the lack of adequate public transport and active transport provision, as well as SANG provision.

As per previous comments, Spencers Wood and its surrounding area already experience significant traffic congestion, particularly during peak hours - resulting in peak times to a 1.5 hour commute for a 3-mile journey. The addition of 420 houses will inevitably lead to an increase in the number of vehicles on already overloaded local roads. Furthermore, the proposed care home will result in an even larger increase in traffic and as there is no public transport on Sunday, all these carers will need to drive or live locally.

The bicycle infrastructure from Spencers Wood to the junction at the bottom of Three Mile Cross is not safe for secondary school aged children, who frequently cycle on the pavement, which in turn makes the pavement less safe for vulnerable pedestrians. The net result of this, and the lack of frequent bus connection to Reading city centre, or any bus connection to the nearest stations of Mortimer and Green Park mean that this development will inevitably result in at least an additional 400 cars each rush hour, which the roads cannot accept. This will also be even worse, during the construction, as this would result in an absolute standstill between 7.30-9am. There is no public transport provision on Sundays whatsoever, which again will form a problem for any employees at the proposed care home.

The proposed SANG is not adequate for the needs of the development; a SANG is not a park, nor a nature reserve. This SANG is surrounded by houses on two sides, and a solar farm on the 3rd side, meaning that it is doubtful how useful it would be to local wildlife. A 2.3 km loop is not particularly long - anyone wishing to be reasonably active and run 5k would need to run multiple laps; or use a car to visit nearby parks/parkruns, such as Dinton Pastures or California County Park. This will add to traffic and remove the village character of Spencers Wood.

Overall, I firmly object to this proposed development, as the current roads cannot handle the additional traffic and the proposed SANG offers no value to the area, either human or wildlife.