

PLANNING REF : 250517
PROPERTY ADDRESS : Somerton
: Basingstoke Road
: RG71PH
SUBMITTED BY : Ms Maria Ottway
DATE SUBMITTED : 14/04/2025

COMMENTS:

I object to the proposed development in terms of the scale of development proposed, the impact on the traffic and insufficient public transport network and the community and character of the village of Spencers Wood.

I believe alternative support should be given to landowners to maintain an agricultural use that is key in defining our village. The proposal for 420 homes is vast. None of the homes are single storey.

Consideration needs to be given to the type and number of housing built. Lower cost housing is important but it needs to be support building communities, multi storey buildings with limited green space do not do this, housing should also be built that is suitable for

retirement age. This housing should be on a single level. We need to build better communities, this means not housing just for young people and families but multi generational communities. Mixed ages living side by side, as in the village currently.

Traffic is already a big issue within the village. Currently leaving Spencers Wood by car and trying to get into Reading for 9 am means that I must leave home at 8am and expect to spend 30 minutes getting to / crossing the M4. Traffic is regularly heavily congested and will queue level with my property. Any kind of road works / delivery blocking the road causes traffic to back up. A new development with care home and school will vastly increase the number of cars on the roads. This will not work. If any development takes place then changes to the road network are essential. The stretch of the road near the developments has several bends where accidents have occurred and increased traffic on Lambs Lane and Back lane will be dangerous. The public transport network is inadequate currently and cannot

support additional homes, care home school doctors retail or industrial users. There is no service on a Sunday and very poor, via the park and ride service to Reading only. This does not provide a suitable alternative to car usage. There is no bus service to neighbouring villages / towns/ Hartley Wintney, Fleet or Basingstoke. Nor is it possible to get to Wokingham, the boroughs flagship town, which is a serious deficiency. Much is made of a nearby train

station, Mortimer. You cannot reach this by public transport, you would need to drive, there isn't a large car park, anyone going into Reading would be unlikely to use this route. Essentially this part of Spencers Wood is not well served by public transport so for each home adequate parking for a minimum of 2 cars per home should be insisted upon. I see that in neighbouring new developments cars are parked on the pavement and grass verges. Access for emergency vehicles is

limited and anyone trying to use pavements who uses a mobility aid is significantly affected.

The character of Spencers Wood as a village will be significantly impacted by this development. The proposed SANG just replaces current wild open spaces. There is abundant wildlife, I regularly watch the birds and deer from my home and there habitat will not be

the SANG. We need to protect our environment and eco systems and not build mini nature zones where no actual wildlife can live. I could list many more personal objections to this development and its impact on my life but have tried to focus on the more general. In reality these fields are not in the right place for building housing and community, they end up being dormitory estates for working people and lack soul. This does not fit with the Wokingham community plan. If we must build housing here build something lower rise, suitable for multi generational community and provide decent transport links...or the only people who chose to live there will be car owners. A wider solar farm would be a better use than this

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