

PLANNING REF : 250517
PROPERTY ADDRESS : Conifers
: 12 Winston Close Spencers Wood, Reading
: RG7 1DW
SUBMITTED BY : Mr Thomas Mayne
DATE SUBMITTED : 27/02/2026

COMMENTS:

Objection - Land Off Basingstoke Road, South & West of Spencers Wood
I strongly object to this application.

The scale of up to 420 dwellings, an 80-bed care home, primary school, employment land and local centre represents significant overdevelopment for this edge-of-village location.

Traffic and road safety: Basingstoke Road already experiences congestion at peak times (traffic is horrendous in the AM/PM). This development will substantially increase vehicle movements, worsening congestion, air quality and safety risks. There is insufficient evidence that the existing road network can safely accommodate this level of growth.

Infrastructure pressure: Local GP services (we struggle to get GP appointments), secondary schools, public transport and utilities are already stretched. A primary school alone does not address wider capacity issues. Development should not outpace infrastructure delivery.

Loss of countryside and village character: The proposal would result in permanent loss of greenfield land and further urbanisation of Spencers Wood, eroding its village identity and contributing to settlement coalescence. We've lost so much greenfield since moving here 11 years ago.

Sustainability concerns: The location remains heavily car-dependent, with limited realistic alternatives to private vehicle use.

For these reasons, the application should be refused. If approved, far stronger conditions and infrastructure guarantees are required before occupation.