

PLANNING REF : 250517
PROPERTY ADDRESS : Blackwater Close
: Spencers Wood, Berkshire
: RG7 1DT
SUBMITTED BY : Mr David Jenkins
DATE SUBMITTED : 02/04/2025

COMMENTS:

I object to this plan because...

The SANG should be between the existing Larchside development and the new development, preserving at least some of the countryside feel that makes Spencers Wood special and giving easier access to it for the existing residents, making it more of a community benefit. If the SANG cannot be moved, then there should be more mature tree planting to screen the new development from Larchside, plus more open space to the new homes.

If the SANG is to be of benefit to the wider community, the parking for it needs to be much bigger or if the intention is to encourage footpath access to it, these footpaths (like the one from Hyde End Road) need to be upgraded, lit and maintained.

The new development will lead to much more traffic leading down to the M4 junction 11 along Basingstoke Rd, it is already backed up during peak times because of traffic having right of way from Church Lane, so this junction should be changed to traffic light control.

The proposed development is not in the Local Plan or the Local Plan Update, so what is the point of these plans?

There is a solar farm at the southern edge of the development and a couple of years ago there was a plan to extend this across the site in question; this would be the lesser of 2 evils, putting the land to use but reducing the impact on the people of the village.

I note the provision of social housing but this should be increased to at least 50 per cent and be made mandatory (unable to be rescinded later), in doing so this will lead to the need for a supermarket (and not just a convenience store) and an upgrading the bus route (including a Sunday service).

Noting that the site lies within the DEPZ, the site plan only offers Evacuation in the direction of the Disaster, this is illogical, and it makes no sense to site a new care home within the DEPZ.