

PLANNING REF : 250517  
PROPERTY ADDRESS : Basingstoke Road  
:  
: RG7 1PH  
SUBMITTED BY : Mr D L  
DATE SUBMITTED : 10/03/2026

COMMENTS:

I wholeheartedly object to any development on the proposed site for the following reasons:

- It would constitute overdevelopment and lead to Shinfield, Spencers Wood and Swallowfield sprawling together.
- The site is firmly in the AWE exclusion soon and, particularly given the geopolitical landscape, AWE's standpoint and public safety should be of paramount importance. This alone should be reason to reject any proposed development on this site.
- The site is full of nature and we should be protecting the natural world.
- It is adjacent to a significant existing and planned solar farm and does not provide a suitable location for development.
- The area already has thriving local shops and businesses that would be negatively impacted, and sufficient sporting facilities and outdoor recreation spaces.
- There are insufficient other amenities to support existing residents, let alone a further 400+ homes. We have had a negative experience trying to secure suitable school places, GP appointments etc.
- We have few supermarkets and other key amenities close by. Even more cars on the road will be forced to travel distances to access these, counter to the Council's transport and environmental strategies.
- Existing overdevelopment in and around the local area has already resulted in an increase in ASB, litter and other issues.
- It would destroy the semi-rural character of the local area and of this part of Spencers Wood.
- There is very limited public transport, with no direct access to Wokingham or any train stations. Already, the limited bus service in place was under threat from withdrawal in the past three years due to a lack of funding.
- Traffic congestion, particularly during the school runs and 'rush hour' is already ridiculous. A short journey to Reading Town Centre can take over one hour each way. One could drive to Bristol in that time. There is limited scope to add to or change existing highways to accommodate a further 500 + cars.
- Development of this site could lead to increased floor risk for ads and surrounding homes and businesses.
- Significant additional traffic would place pedestrians and other users (including horse riders and cyclists) at much greater risk. It would also result in increased noise and pollution, and further reduce air quality in the area.
- Facilities and the support provided by Shinfield Parish Council is insufficient for a community any larger than it is now. The area is also poorly provided for by WBC and often forgotten about.
- Please note that many people have already moved out of the area due to overdevelopment, traffic issues, a lack of school places and for other reasons. Enough is enough. Local residents have not been sufficiently notified of or engaged with in relation to these significant plans, by the landowner, promoters/agents or Co

uncils.