

PLANNING REF : 250517
PROPERTY ADDRESS : White Cottage
: Barracks Lane, Spencers Wood Reading, Berkshire
: RG7 1BB
SUBMITTED BY : Mrs DEBORAH MARY BALL
DATE SUBMITTED : 02/03/2026

COMMENTS:

WOKINGHAM BOROUGH COUNCIL
HYBRID PLANNING APPLICATION No 250517

Other residents have made far better argued and eloquent objections so we will keep our comments brief.

Further to our original comments made last year, we have the following major concerns:

1. For an area designated as for "moderate development", we are left speechless that these plans have even been submitted. You must be joking. These plans will significantly enlarge the village.
2. The proposed GP Surgery appears to have been removed from the plan? With 420 houses and an 80-bed care home, who is going to provide medical services to this increased population particularly for the care home with its more demanding and time-consuming needs?
3. AWE proximity - Frankly if you need to have sirens and on-site 24/7 response co-ordinators, I would expect everyone, including the council, to be seriously worried. How can this be acceptable?
4. Traffic on the Basingstoke Road - you need only come to the Basingstoke Road at rush hours to discover that trying to exit from the feeder roads and lanes is almost impossible now. A development of this size means, as residents of Barracks Lane, we are likely to be severely limited to when we can actually leave our lane.
5. Regarding Barracks Lane, is the proposed designated pedestrian/cycle path still in the plan? If so, has anyone from the Developers/Council actually visited Barracks Lane? There may be a public right of way (although the lane is privately owned), but this was never intended for large numbers of pedestrians with prams/push chairs and cyclists. The exits from the new development on to the Basingstoke Road are some distance from the current shops and Post Office and I can see there would be a huge demand for a quicker route to the shops, but the lane is a single track and does not have space for a designated area. To direct people this way this would be extremely dangerous and unworkable.
6. But the over-arching problem is that Spencers Wood is already over-developed and even currently does not have adequate infrastructure (for example, see the comments from Thames Water regarding water and waste services) to accommodate another huge development. As stated by others we frequently experience electrical power outages; this can only get worse.

We strongly reject this proposal.
Andrew and Deborah Ball
White Cottage

Barracks Lane RG7 1BB

2nd March 2026