

PLANNING REF : 250517
PROPERTY ADDRESS : 1 Hilltop Gardens
:
: RG7 1HQ
SUBMITTED BY : Mrs Jennifer King
DATE SUBMITTED : 02/03/2026

COMMENTS:

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

The scale of this development far exceeds the infrastructures capacity, both proposed and existing. Up to 420 dwellings, an 80-bed care home, primary school, employment land and local centre will result in a huge increase in vehicular traffic to already congested roads.

The proposed overdevelopment at an edge-of-village location will significantly alter the existing habitation of Spencers Wood from what it currently is. And whilst some improvements could benefit the village, funding should focus on completing already promised development such as the primary school within the Croft Gardens development, the improvement of Basingstoke Road and Church Lane junction etc. And not looking to, as the trend would suggest, shoe horn in more homes and fail to deliver the resources and infrastructure promised alongside any proposal.

As commented above - the huge increase in traffic this proposal would introduce to the village would only exacerbate existing issues on the Basingstoke Road and surrounding areas, which is already severely congestion at peak times. Alternative routes are not fit for the current level of vehicular traffic, eg Cross Lane/Grazeley Road. In addition, this would increase health and safety risks through increased potential for accidents and harm to persons (including those pedestrians), worsen environmental quality in the area through increased emissions especially due to more traffic lining the Basingstoke Road for prolonged periods in traffic. The proposal must have not fully assessed the road network as it is clear from anyone living here would be able to acknowledge that vast improvements would be required to support such a huge number of vehicles, as detailed by the comments from the National Highway on this proposal.

Other services are also beyond stretched, these include GP services (we struggle to get GP appointments), secondary schools - Oakbank is the only local option without needing to travel some distance and this school is not performing well, public transport and utilities. We have already waited years for a new primary school within the Croft Gardens development which has yet to materialise. The scale of the proposed development far exceeds the carrying capacity of the local area with regards to these facilities.

The proposal will ultimately change the existing character of Spencers Wood, through the permanent loss of greenfield land and further urbanisation of

Spencers Wood. A huge number of greenfield sites have been developed on in recent years, Priors Gardens, Langford Avenue, Copenhagen Rise, Mayflower Meadows to name just a few. Collectively these have reduced in a significant reduction in biodiversity across the area, visible from increased wildlife being forced into the village such as deer and foxes, resulting in an additional road hazard and significant increase in the untimely death of wildlife, further impacting the ecosystem.

For these reasons, the application should be refused. The proposal is completely unsustainable and will exacerbate already known issue which the council is not in any hurry to resolve.