

PLANNING REF : 250517
PROPERTY ADDRESS : The Old Stables
: Stanbury Park, Wellington Court, Spencers Wood, Berkshire
: RG71BN
SUBMITTED BY : Mr Richard Alan Crowe
DATE SUBMITTED : 09/04/2025

COMMENTS:

I have lived in Spencer's Wood since 1981 and have seen considerable change in the area. I wish to object to this proposal on the following grounds.

1. I recommend that the proportion of affordable housing is increased to 50% as included in the current draft local plans.

2. DEPZ

The main evacuation routes head towards Burghfield. There is no route out of the estate to the east.

Is it wise to construct a care home in an area within the DEPZ. I understand that other planning applications refused by the council have been turned over upon appeal. Is there no HSE thought given to the people already within the area and the fact that the authorised application places the new residents at severe risk in the event of an incident?

3. Primary school provision in the area is poor. This development will require a new school in addition to Lambs Lane. If the application goes ahead and the school outlined in the plan is not constructed the situation will become worse and totally unacceptable. If it is constructed parents will want to transfer their children to the new facility so a larger school will be required. Further investment is required in the buildings and facilities at Oakbank. This application should include a large amount of finance for this critical work to be carried out.

4. The development puts further strain on the present road systems. Substantial investment is required and should be included in the S106 agreement. One particular area of concern is the junction of Beech Hill +Road and the Basingstoke Road.

The further commercial development in the app Location will add additional commercial traffic to this busy road system. Again improvements need to be put in place before the development commences any work on the site.

5. The area will require better public facilities if the application goes ahead. An additional building suitable as a polling station, for meetings, for use by youth and pre school groups is also required. We already have several convenience stores in the area and a more substantial facility, such as a super market is now required ~ especially with the new development.

6. Public transport

The developers should support the 600 bus service and a turning circle for buses should be added to the development plan.

7. Other items

A ~ there should be a clear space between the houses on the north side of the development and Larchside, Century Drive etc.

B. ~ there should be a provision for allotments. There are no allotments in Spencers Wood south of Hyde End Road.

C. ~ there does not appear to be sufficient parking for visitors to either the Care home or the SANG. Recent developments in the area have led to additional cars parking on grass areas and on blind bends. This is dangerous.

Whatever the outcome of this application it is essential that the additional facilities proposed by the developer are delivered in advance of the additional homes being built. The provision of schools and medical facilities are essential before work commences.

Finally I believe that the provision of 420 homes is not a moderate development but possibly more of a major one in this area and it is because of this that I feel bound to object.