

PLANNING REF : 250517
PROPERTY ADDRESS : 54
: Century Drive, Spencers Wood
: RG7 1PE
SUBMITTED BY : Mr Steve Rich
DATE SUBMITTED : 10/04/2025

COMMENTS:

I would like to record my objection to this proposed development. The documentation provided by the 'land promoters' Richborough takes a very insular approach. Decisions which affect so many people who live in and commute to Spencer's Wood are not considered in this proposal.

The objections I have are:

1. This will change Spencer's Wood into an over developed mass of small roads and housing / small business units , the village is struggling now to cope with the additional strain of Croft Gardens development (still in progress).
2. The impact and effect on the surrounding area, and the need to vastly improve the infrastructure to support this huge development have not been considered. As an example, Thames Water have already made their view known regarding surface water capacity. (I wonder what other utility companies will need to dig up the roads and footpaths to provide services if this is approved)!
3. The AWE have been public in their criticism of this proposal when it first was made published and there need to maintain the DEPZ.
4. Adding a roundabout on a Basingstoke Road will compound the considerable congestion which already exists. The position of this is on a narrow blind bend will be an accident waiting to happen and the inclusion of a school will also increase the volume of children on narrow pavements.
5. This access point will not only be the exit point for 420 homes, but also be the entry point for the proposed school, care home and doctor's surgery. Many businesses are now requesting their employees to return to the office, so the current traffic flows will naturally increase without this development.
6. We already have empty industrial units in the Lamb's Lane business park, so adding more in this proposed development will increase traffic flow and empty space.
7. This will make access to Reading and the M4 via the only practical route through Three Mile Cross an impossible task as this is already a bottleneck. I regularly find myself queueing from Stanbury Gate.
8. With regards to the development, why are there so many 'play' areas, I counted seven. I believe the larger Croft Gardens only has two. In the proposal, they are located directly behind existing Century drive residents, why?
9. More consideration should be given to the existing residents who will be directly impacted, building a wide buffer zone between existing residents or flipping the Housing development with the SANG area.
10. Century Drive residents have a low hedgerow at the rear of their properties, so they will be overlooked and there will be a significant loss of sunlight if the houses are built so close to the boundary line.
11. Linking the existing Century Drive play park to this development

will encourage the volume of cycle and pedestrian traffic using this as a cut through.

Finally, I attended the consultation meeting mentioned in the proposal in July 2024, which Richborough mention and being successful and positive. They omit to mention it was a PR and communications disaster. Leaflets informing local residents were not delivered, so attendance was low. Representatives from Richborough were ill informed and had little knowledge of the area, and had driven from Birmingham to attend. I spent over 60 mins looking at the plans and did not hear one person who provided any positive feedback.