

PLANNING REF : 250517
PROPERTY ADDRESS : Mapledene
: 176 Hyde End Road, Reading, Berkshire
: RG2 9ER
SUBMITTED BY : Mr Paul Harvey
DATE SUBMITTED : 10/03/2026

COMMENTS:

I wish to formally object to this proposed development in Spencers Wood. The focus of my objections are consistent with many other comments from local residents, but in summary despite the amendments provided by the developer I am concerned that:

1. The size and scale of this single development is excessive in relation to the existing community and community resources, and represents an undue burden on the local community and infrastructure.
2. The size of the development will inevitably increase traffic during the rushhour period. Traffic is regularly delayed significantly accessing the A33 in the morning rushhour, as well as causing tailbacks accessing the Black Boy roundabout. Any suggestion that appropriate traffic measures are in place, or would not be needed, are erroneous.
3. The location is within the AWE zone. The suggestion that the risk (to all local inhabitants, including those in the new development) would be mitigated by sirens and the provision of 24-7 employees to monitor and evacuate suggests that the risk is significant. It is not clear how this provision, alongside the increase in numbers in the local community, would be safely allowed to evacuate the area, noting the issues already raised with traffic congestion in the area. If this development requires 24-7 staffing then I would suggest this needs considering for the whole area for everyone's safety!
3. This area of land is green space with a large population of wildlife including deer and birds. The provision of existing green space as SANG does not mitigate the wider loss of habitation for them, or the loss of wider green space for the local community.