

PLANNING REF : 251086
PROPERTY ADDRESS : 20
: Copenhagen Rise Spencers Wood, Reading
: RG7 1YT
SUBMITTED BY : Mrs Ann Mckie
DATE SUBMITTED : 04/06/2025

COMMENTS:

General Observation - Access Road

We have been living on phase 1 of the site for 9 months and when we purchased the property we were made fully aware that there was a potentially phase 2 for 58 dwellings. The proposal is for 63 and although that is not a significant increase it is nevertheless extra traffic on the only access road. Our issue is with the access road.

3.2.4 of the proposal states that the road is classified as a tertiary street suitable for 100 houses and with the 57 on phase 1 an additional 63 this exceeds this limit. The proposals suggests in 3.2.5 that the looped arrangement of the road makes it suitable for a 100 dwellings in phase 2. Our observations since living here and able to observe the loop from our property are that the loop will cause traffic problems as it is too tight to allow two way traffic to flow easily and any parked cars in that area would cause considerable problems for larger vehicles. No mention has been made of the entrance to the SANG public car park situated at that loop. Cars exiting and entering the SANG will cause issues with increased traffic from phase 2, If the car park is full cars will park on the road side. The number of visitors to the SANG using cars should be taken into account when calculating the number of vehicles using the access road can safely. The site plan for phase 2 seems to show less parking for visitors and residents which could cause increased parking alongside the road. This will cause issues for safe traffic flow. We have also observed that

children are playing on the road and only yesterday we received a letter from Merlin Estates drawing attention to the dangers and asked that children refrain from playing in the road with immediate effect. I hope that children do not continue to play on the road but there is no guarantee that this will be heeded, Children and pedestrians crossing the road on the corner cannot be seen by approaching traffic around the bend and although the loop does require a lower speed there will be some drivers who will not be cautious and speed around the loops.

3.2.1 of the proposal states that access onto the Basingstoke Road will be controlled by a priority controlled junction. Anyone who uses the Basingstoke Road during peak time will be aware that additional traffic controls cause major delays. There are already traffic controls at the junction of Hyde End Road.

2.2.7 suggests that there will be a Pedestrian and cycle connection from the SANG to the Byway which runs at the bottom parallel with A33. Providing a suitable means for access to Beech Hill Road. The Byway is completely inaccessible for at least 6 months of the year as it too muddy and rutted to even walk. Cycling would be completely impossible due to the condition of the Byway. The Byway is also blocked to prevent car access which is the cause of the deep ruts. Wokingham Council would have to spend a great deal of money to make this a year long usable access route. Allowing cycles onto the SANG will also create access to motorbikes and scooters which would destroy and impact on the purpose of the SANG to protect our natural environment.