

PLANNING REF : 250517
PROPERTY ADDRESS : 259 Hyde End Road
: Spencers Wood, Reading
: BERKS
SUBMITTED BY : Mr Andrew Baldwin
DATE SUBMITTED : 17/03/2026

COMMENTS:

I object strongly to this planning proposal on the following grounds:

1. Spencers Wood residents' necessary access to remote shops and services means that more use of motor vehicles on the main access routes is inevitable with such a major development.
2. Residents living on both main local access roads (a substantial proportion of residences in Spencers Wood) will therefore be subjected to increased traffic noise, pollution and potential accident risk.
3. Main access road infrastructure is already heavily congested at peak times, as is also parking for access to Spencers Wood central shops. Additional traffic associated with planned residences and associated facilities will make congestion and access more problematic.
4. The Noise Impact assessment report concludes that there will be zero impact on existing residences on the Hyde End Road. I refer specifically to traffic noise. I note that the existing noise measurement location here (ML3) was in open field conditions 65 m south of the road, this point having traffic noise already heavily attenuated by existing housing and therefore giving quieter absolute result than those from other locations. I consider this impact assessment to be unreasonably optimistic given the inevitable traffic increase. I therefore question the conclusion, and therefore applicability of this prediction to the planning considerations.
5. The proposed site is within the Detail Emergency Planning Zone for AWE operations at Burghfield, so this proposal should not be under consideration for development anyway.
6. I feel strongly that existing useable farmland should be retained as far as possible for food produce and certainly not lost permanently to development.
7. Some of the inter-village green zone between Spencers Wood and Swallowfield would be reduced and there would be associated impacts on wildlife, biodiversity and the general character of the village.
8. As an observation, new facilities promised by developers in some major planning submissions tend not to get delivered. This must be taken into account and mitigated with accountability should this proposal get approved.