

PLANNING REF : 250517
PROPERTY ADDRESS : 9 Bryant Crescent
: Spencers Wood, Berkshire
: RG71FG
SUBMITTED BY : Mr Jeffrey Oakes
DATE SUBMITTED : 03/04/2025

COMMENTS:

I strongly object to this development.

The arable land proposed for the site of 420 homes, care home and other facilities is not suitable for purpose as the local roads are currently at saturation point. Spencers Wood and its surrounding area has seen extensive housing development over the last 20 years but, unfortunately, this has not been backed up by development of the local infrastructure. The B3349 is a road which has had to cope with all the extra traffic. There have been no new schools built and the developers are only suggesting an extension to Lambs Lane and not a new school.

During morning rush hour and evening rush hour, the traffic is frequently queued along the Basingstoke Road and building 420 new homes will just exacerbate this situation. The suggested access to the development would be difficult and dangerous. Placing a 4 arm roundabout at the bottom of Back Lane, close to Lambs Lane primary school is a hazardous situation in close proximity to young children walking to school. Also the other suggested vehicular entry/exit point on the B3349 is opposite 3 other roads (Benham Drive, a private access road to 4 houses and Hill View). Again, this would be a major concern with young families walking to Lambs Lane school and would also create further congestion on the B3349.

The land is in the AWE DEPZ but managing an emergency incident would be an impossibility with local roads already gridlocked.

As the land in the past has always been arable there are a lot of protected species eg red kites / deer/ badgers - the current proposed road access at Paddock Corner runs alongside the oak trees which are home to nesting red kites.

Another point for consideration is the number of local developments that have been built in this area and which have still not sold all their properties.

We also have low water pressure and there are significant drainage issues in this area.

Therefore on the grounds of a severe lack of necessary infrastructure and dangerous access, I oppose this development.