

PLANNING REF : 250517
PROPERTY ADDRESS : Somerton
: Basingstoke Road, Spencers Wood, Berks
: RG7 1PH
SUBMITTED BY : Ms Maria Ottway
DATE SUBMITTED : 17/03/2026

COMMENTS:

I wish to object to this proposed development of 420 dwellings, 80 bed care home and other buildings.

Public transport / Car Usage

Spencers Wood is a rural community with very poor public transport links. The fields under application are at the edge of Spencers Wood approaching Swallowfield so the bus service here is limited to the 600 park and ride bus to Reading. The frequency of outward and return buses to this part of Spencers Wood is very limited so inevitably the majority of people moving to or working on this site will be using a car. The roads are regularly congested, causing frustration, delays and pollution. If this site is to be developed the numbers should be reduced dramatically as the current road network is over capacity, and the public transport links are insufficient. If this must be built then it is time to link Spencers Wood to Wokingham instead of Reading.. Let us support our local market town ...most people who move to Spencers Wood seem to do so to escape Reading

Type of dwellings

The type of houses proposed are not suitable for an aging population, which I note the applicant has understood to be the increasing

demographic in the borough. Multi level, some 3 level houses limit the possibility of older current residents selling their current home and moving to a smaller more easily managed local home. This is short sighted as we are not building the multi generational, supporting

community that Wokingham Council are seeking to encourage. Build 1 level homes with small gardens to encourage a diverse community and make new use of existing houses as they are sold and create thriving lively neighbourhoods

Care home

The applicant, considering the ageing population sees a care home as a needed provision. As we age we do not seek care homes, they are for most the last resort... and for those who have children or relatives are usually located for their convenience not necessarily where the older person has lived. Older people seek to be part of a community living in homes that are easier to manage, heat, etc. To do so within the local area would be wonderful. Instead large housing estates are built, not thought through with provision for all generations etc. Wokingham has an opportunity to make a difference here... if this land must be built on then build something far more needed than a care home... how will all the workers get to work? In cars? I am most frustrated that the applicant makes much of support ageing needs etc... when clearly it is from the perspective of a younger outside view.. What will "they" need? Think instead what would be good as I age? What community would I like to live in?

AWE

It goes without saying that if the exclusion zone and DEPZ has any value that no planning permission would be agreed. The AWE stance is not to agree planning applications for new homes and they are clear

that the emergency services would be under too much pressure to be able to provide support.

Why build at all?

This is agricultural land, of good quality and should not be built on. Presumably the current owners no longer wish to farm and wish to sell at a higher profit. If the land isn't to be farmed could planning

permission be granted for further solar farm? This would give the owners some profit but not have the devastating environmental impact that building so many dwellings would.

Environment

The increased pollution from more cars etc makes the by-pass road less and less relevant.....just as currently Wokingham build further bypasses to take traffic away from homes in other parts of the borough. The Basingstoke road is never without traffic now, my house faces directly onto it and cars are passing constantly. Build homes with direct access to the new by pass routes, or indeed the Swallowfield bypass.. Not onto roads that are already in need of traffic calming measures. The loss of this green space will be immense. The old trees might be preserved but no longer a thing of beauty when I can only see them over the tops of houses! The bird and wildlife, whilst I appreciate is not under threat nationally is a daily highlight of life in a village.. The managed artificial spaces that in the plans do not recreate the natural environment that we currently have.

Wrong location?

Finally I would say I can appreciate that the applicant has tried hard to build in interesting features and green space to the development that is proposed.. But the location is just the wrong place. Build closer to good transport links.. Public or new road networks, these fields are precious and cannot be replaced. I urge the council to listen to these objections and keep the character of Spencers Wood.