

PLANNING REF : 250517
PROPERTY ADDRESS : 269 Hyde End Road
: Spencers Wood
: RG7 1DA
SUBMITTED BY : Mrs Joanna Lagares
DATE SUBMITTED : 13/04/2025

COMMENTS:

As a homeowner directly backing onto the proposed site - I strongly object to planning proposals for the following reasons:

The building on this land will cause a loss of light to the houses and gardens of the residents backing on to the field. I am also incredibly concerned about being overlooked - changing the demographics of the semi-rural house I bought to a built up area. My sunny garden will lose light and this will impact the plants and trees that have been grown specifically for the conditions.

In turn, I am concerned about the conservation and wildlife that currently reside in the rural area and field. There are at least 10 deer and family of pheasants that live in the field and frequent my garden. There are also Kites that live in the surrounding trees and gain food from the field. It is a hive of activity and I am concerned about the destruction of the ecological habitats.

The area (Spencers Wood and Shinfield) does not have sufficient drainage as it is with large areas prone to flooding. Urbanising this area further could be catastrophic causing even further wide spread flooding (look at the fields off Arborfield Road which are often lakes of standing water).

There is insufficient infrastructure on the roads currently and the 100s of additional cars that this proposal would bring would be terrible - and trapping people as short journeys to work become unmanageable. It can take 30-45 minutes to travel from Hyde End Road and Basingstoke Road to 3 Mile Cross due to the new houses that have already been built, without sufficient infrastructure in place. Further housing is preposterous.

I am also concerned about the village of Spencers Wood, and its history, being lost as the villages and parishes will all merge to one large urban area.

Finally - I am concerned about the proposals which include new primary schools - when WBC is reducing the PAN in existing primary schools due to the decline in birth rates. At its worst, schools will be forced to close - and building more primary schools is ridiculous. The new housing will not attract families with young children as they will be unaffordable and so will impact existing primary schools which are already struggling. I would also question why no consideration has been given to secondary age children - there is a lack of places for secondary age pupils. It feels like a tick box idea to make the proposals sound appealing and community minded, when in reality it would be devastating to long established local primary schools.

I would like to see WBC support local farming, agriculture and the unique and special features that our open fields and wildlife bring.

