

PLANNING REF : 250517
PROPERTY ADDRESS : The Old Stables
: Stanbury Park, Wellington Court, Spencers Wood, Reading, Rg7
: RG71BN
SUBMITTED BY : Penelope Margaret Jill Crowe
DATE SUBMITTED : 10/04/2025

COMMENTS:

Whilst this development is most unwelcome for the local residents, I fear it will go ahead. However, there are a few points that should be raised.

The first is that I understood that only developments considered 'moderate' would be approved in this area, and this plan cannot be described as 'moderate'. It will become difficult to describe Spencers Wood as a village. Other important points are:

1. I am very concerned that the DPEZ guidelines regarding building in this area are being ignored - I find this most surprising and cannot agree to any mitigating arguments. Added to that, there is a great concern that, should there be an incident, there are inadequate exit routes, and the evacuation of an old people's home would prove impossible in a very short time. Any lockdown deemed necessary would have a huge negative impact on staff, both leaving and being relieved. Although there is a Refuge in place for any emergency, it would be impossible to stop this being used by any member of the public, thus making planning rules of staying indoors unviable.

2. With regard to access onto main roads, Barracks Lane is quite unsuitable, as it is too narrow with no passing places. Added to which, it is a private road with no access rights.

I am concerned that the developers are suggesting an access route through the children's playground on Century Drive.

All footpaths would need to be improved and maintained - many are either overgrown or almost impassable through the mud during the winter.

3. Medical provision. It is essential a new doctors' surgery is built very early on, so that families moving into the area are not forced into other, more distant and overcrowded, practices. A further concern would be that however much a developer would like to suggest building a new practice, I understand that it is up to the NHS as to whether this can happen and how it will be staffed. Bearing in mind that it took 15 years to build High Copse Pavillion, this must not be allowed to happen again, or got 'forgotten'.

4. Schools. I am not sure how the proposed two form school will work with Lambs Lane School. This needs to be fully investigated and

discussed with Lambs Lane to ensure that the most appropriate and workable solution is found, with sufficient places for those moving into the area, and those who would like to transfer from Lambs Lane to new premises. In addition, the same argument about it being built in the early stages of development applies. It must be ready for when families move in. Given that many of the children moving into this development will be of secondary school age, it seems reasonable that the S106 agreement should provide a considerable sum to assist with the enlargement and development of Oakbank School.

5. Traffic. Many of the roads around this area are narrow lanes, as this used to be a village. With the proposed development and increased volumes of cars on the road, much consideration needs to be given to safety. There is one crossroads on the road from Spencers Wood heading towards Beech Hill that has already become a

'black

spot'. These lanes are, and will increasingly, be used as rat runs to the A33. With another proposed industrial unit (the fourth in approximately one mile) there will be an unacceptable amount of lorries and vans, adding to congestion and legitimate safety concerns. Infrastructure needs to be put in place in the first instance -

otherwise it may well not happen. We are still awaiting lights at Three Mile Cross which were part of the development agreed along Church Road some years ago.

6. The proportion of affordable housing needs to be increased to 50 per cent in accordance with the draft local plan.

7. Given that this is an unwanted development by those who live here, it seems only reasonable that, if it has to go ahead, we should reap some benefit to balance the negative effects. We need a community hall and space for meetings, social clubs and election facilities. We also need a more regular bus service and a decent supermarket - not another corner shop.