

PLANNING REF : 250517  
PROPERTY ADDRESS : 329 Hyde End Road  
: Reading  
: RG7 1DD  
SUBMITTED BY : Miss Sara Russell  
DATE SUBMITTED : 15/03/2026

COMMENTS:

I wish to formally object to the proposed development of 420 homes in Spencers Wood on the grounds that the application fails to adequately address the cumulative impacts on highways capacity, environmental sustainability, biodiversity, and local infrastructure. In its current form the proposal appears inconsistent with the objectives of the local development plan administered by Wokingham Borough Council and with the principles of sustainable development set out in the National Planning Policy Framework. This is an ill conceived planning application that will further damage and destruction to the local wildlife and ecology irreparably. There is insufficient infrastructure to deal with these additional dwellings. The roads can not currently cope with the number of dwellings and pollution has increased affecting the health of current residents-including a nearby primary school. In addition the water table has been affected by the vast number of construction projects in the last 10 years.

1. Severe Impact on the Local Highway Network

Paragraphs within the National Planning Policy Framework make clear that development should only be approved where the residual cumulative impacts on the road network are not severe. In this case, the application appears to underestimate the existing pressures on local roads.

The primary route serving the village, Basingstoke Road, already experiences significant congestion during peak hours as it functions as a major commuter route into Reading. In particular, traffic queues at:

- the MereOak Roundabout
- the Three Mile Cross junction
- the junctions linking local roads such as Hyde End Road and Basingstoke Road

These locations already experience frequent delays and peak-time congestion. An additional 420 dwellings would inevitably generate a substantial increase in vehicle movements, particularly given the reliance on private vehicles for commuting in this area. Without clear and deliverable mitigation measures, the proposal risks creating severe congestion and reduced road safety, which would be contrary to national planning policy.

2. Increased Air Pollution and Reduced Environmental Quality

The increase in traffic associated with the development would likely lead to higher emissions along the A33 corridor. This has direct implications for local air quality and public health. The proposal does not appear to demonstrate robust measures to mitigate these

impacts or reduce reliance on car travel, which raises questions about its alignment with the sustainability objectives of national planning policy.

### 3. Loss of Biodiversity and Wildlife Habitat

The proposed development would involve the loss of greenfield land that currently provides habitat for local wildlife. These areas contribute to ecological connectivity within the wider rural landscape around Spencers Wood.

The Environment Act 2021 requires developments to achieve measurable biodiversity net gain. However, large-scale housing development on currently undeveloped land risks fragmenting existing habitats and displacing species that rely on these environments. The application should clearly demonstrate how biodiversity will not only be protected but enhanced in line with statutory requirements. At present, it is unclear whether the ecological mitigation proposed would adequately compensate for the permanent loss of habitat.

### 4. Unsustainable Pressure on Local Infrastructure

A development of this scale will significantly increase demand for local services including schools, healthcare provision, drainage infrastructure, and community facilities. The proposal does not provide sufficient reassurance that these services can expand at the pace required to meet the needs of both existing and new residents.

Planning policy requires that development be supported by adequate infrastructure. Without firm commitments and deliverable timelines, there is a substantial risk that the burden of this growth will fall disproportionately on the existing community.

### 5. Harm to the Character of the Village

Spencers Wood retains an important village character with surrounding green space that provides separation from nearby urban areas. The introduction of 420 additional homes represents a substantial expansion of the settlement that risks undermining this character and eroding the rural setting that residents value.

Large-scale development of this nature must be carefully balanced against the need to preserve the distinct identity of existing communities. The scale and density proposed appear inconsistent with maintaining the established character of the area.