

PLANNING REF : 250517
PROPERTY ADDRESS : 50 Century Drive
: Spencers Wood, Berkshire
: RG7 1PE
SUBMITTED BY : Mr Vernon Avidi
DATE SUBMITTED : 15/03/2026

COMMENTS:

I object to the proposed development of the land off Basingstoke Road, to the south and West of Spencer's Wood as laid out in Application Number 250517.

Grounds for my objection were presented in comments dated 16 Jul 2025 and whilst some have been addressed, the majority have not been comprehensively addressed in the revised planning submissions. I thus object once again to the developed for the following reasons:

1. The proposed dwellings will bring increased traffic and congestion on the roads. Your own traffic studies indicate as much as 27% in loading on major sections of the roads in the village just for travel during peak AM and PM times. The additional pressure on the roads will result in further degradation of our roads as current loads from recent developments have contributed to poorer road conditions in addition to lengthy travel times to enter and exit the village. This is unacceptable.

2. The proposed 480 homes could entail an increase of population in the village by approximately 960- 2400 assuming 2-5 persons per home. The occupancy assumption of 2.2 per home presented in the Economics benefit report is unrealistically low. In light of the challenge to the previously proposed GP Surgery being with substance in the absence of confirmed NHS Trust funding for the GP surgery, I see this has now been removed. The problem of crumbling infrastructure to support the planned development remains and the area simply cannot cope with additional growth in occupants to the area without planned structure expansion programs supported by local and national government funding mechanisms.

3. Areas of Play are being proposed located directly next to existing neighbouring residential dwelling gardens. Location of proposed dwellings and housing density has been made somewhat more clear. It is observed that a 5m greenspace buffer has been included in the revised layouts between existing dwellings and the proposed development. This is insufficient to negate neighbouring dwellings from noise and privacy infringements as a result of the proposed development. This buffer should be increased significantly and can be done by reducing the number of dwellings on the site to a more realistic number as I have previously indicated.

Based on the encroachment of the proposed dwellings on my current privacy, I object to the proposed development in its current layout indicated in the development framework plan.

4. The area currently experiences low water pressure which over the years has been compounded by the increase in new developments in the village. Without a robust plan detailing the adequacy of the main water supply headers and pressure profile impacts, it is evident that the cost and planning provisions for such infrastructure improvement has not been adequately considered. No engagement with Thames Water has been demonstrated and no assessment of current water supply and sewerage return infrastructure to handle the

additional load on the systems due to the proposed development has been considered. Until this data has been verified, the current systems will be under strain and impact current uses in the village and thus also are grounds for my objection.

5. AWE has already raised objections to this development with it being inside the AWE DEPZ. One of the proposed mitigation measures included in the DRAFT DSEP is to have a paid on-site 24/7 Management Company (MC) to facilitate the rapid identification and addressing of any emergency scenarios during a shelter period. It is now clear that the MC Company will be paid for by the levies of the new property owners in the proposed development. The execution and maintenance of such an arrangement is likely to be challenging and likely to be cancelled after a timeous period has passed by the guarantors (new property owners). Please confirm the intended restrictive covenants to be placed on property owners to ensure indicated commitments being made now are held in perpetuity.