

PLANNING REF : 250517
PROPERTY ADDRESS : 54
: Century Drive, Spencers Wood, Berks
: RG7 1PE
SUBMITTED BY : Mr Stephen Rich
DATE SUBMITTED : 15/03/2026

COMMENTS:

Once again I strongly object to this (revised) plan for up to 420 new dwellings. Fundamentally this is the same plan from March 2025, with some corrections and adjustments. It does not address any of the concerns raised previously which will in some way affect ALL who live in Spencer's Wood and the surrounding area. The infrastructure in Spencer's Wood cannot support the population which has already grown significantly in recent years, adding more will just make the situation for local residents more acute.

Adding HGV's and additional traffic will compound the current problems and increase safety concerns around the primary school and other areas which have high pedestrian usage along the Basingstoke Road.

This plan does not meet the requirements of the local community, local shops, allotments, Secondary school and local Doctors surgery (this is now removed from the revised plan totally).

This proposal would remove what little countryside is left after recent over developments in the area, solar farms and houses do not replace habitat for a very diverse and unique wildlife. There are no provision for alternative large-scale wide-open space to replace the lost land. The proposed SANG, if not flooded, is likely to become a dog walking area.

Current access to Reading via the A33 / Three Mile Cross is a bottleneck every morning and night, local residents will have to endure further delays if this is approved.

The plan appears to only provide a 5 mtr landscape buffer around some of the development, and some proposed dwellings are shown as more than two storeys high and will overlook existing residents. This development falls inside the DEPZ, and the submissions team appear to dismiss this, as it could never happen with the next 10,000 years. AWE have put this in place, and I am sure there is good reason for this, even if the risk is low.

Thames Water advised last year, (31/03/25) that they needed additional information with regards Surface Water and Foul waste management, and requested a clause that no occupants could take up residency, so has this changed?

I count ~250 objections from last year, does this high volume not indicate this development is not wanted!

I also wish to remind the concerned planning authorities that this volume of objections is in-spite of the errors by the Developer's agents Richborough who failed to communicate the consultation 'open door' event at the Village Hall in July 25 to all affected residents. It appears even now, this revised submission has not reached all

affected residents, if the target rules for updating residents is, only those who have objected before!