

PLANNING REF : 250517
PROPERTY ADDRESS : 18 Magill Close
: Spencers Wood, Reading, Berkshire
: RG7 1BW
SUBMITTED BY : Mr Ian Mayoh
DATE SUBMITTED : 19/03/2025

COMMENTS:

I object strongly to the plan to build 420 houses at the proposed site.

Spencers Wood has already been converted from a village into a small town and the council seems hell-bent on destroying the nature of the place that has attracted people to it in the first place by over-development.

The road network is already heavily stretched in peak periods and any interruption can screw things up for miles around very rapidly. There is no scope for widening roads or creating new routes to take off the load and, I'm sure, that wouldn't be in the plan anyway, making things untenable. Basingstoke Road is becoming as busy as it was before the bypass was built. Access down to the A33/M4 can take well over 30 mins for (1.5 mile) with the slightest problem. Hyde End Road backs up regularly from the Black Boy roundabout all the way back through Shinfield to the garden centre. I'm sure that the council promised road developments that would take away the pressure - not seeing them now so why would we believe any such future promises. It's all because too many houses have bene for the infrastructure to cope with. You can't fit a quart into a pint pot! If you try, you will have spillage everywhere.

Talking about infrastructure, the developer and the council will promise schools, doctors and other facilities but these are always the last bits of development to happen. There'll be a lag when current resources will be under greater strain, It's already extremely difficult to get an appointment at doctors/dentists.

This land is agricultural land that can be productive and is not brown field. There is plenty of that around but developers can't make as much profit from that. It has been used until very recently as I near-enough back onto it and can vouch for the farming smells that came from it. Keep it as for agricultural use and a green lung, undeveloped space for the village. I have walked across the edge of this land and there is abundant wildlife that will be destroyed. The council puts in SANGs to make it seem as if the countryside is still there. They are a big con as they are just urbanised pseudo-countryside to make people think that they live somewhere vaguely rural.

We have suffered years of development noise and mess with the various developments, especially on Hyde End Road. To have this on the other side of us as well and all that construction traffic going through the village for a couple of years is a nightmare.

Don't forget the AWE evacuation zone. Why would you expose more people to that risk, no matter how small?