

PLANNING REF : 250517
PROPERTY ADDRESS : Dorneycroft
: Basingstoke Road, Spencers Wood, Berkshire
: RG7 1AF
SUBMITTED BY : Mrs Sheila Davis
DATE SUBMITTED : 13/04/2025

COMMENTS:

I am writing to object to Planning Application No 250517 relating to land off Basingstoke Road to the south and west of Spencers Wood.

I have lived in Spencers Wood since 1971 and, with my husband, ran the Post Office for more than 20 years. As such I have first hand experience of the effect of development within the village and the current situation with regards to the local amenities and roads. I have limited my comments to "material planning considerations", under the following headings: highway safety/traffic, nature conservation, amenities and location.

Highway Safety/Traffic

In my view highway safety and traffic are closely linked. The roads around Spencers Wood are already very busy, particularly the Basingstoke Road, to the extent that it is next to impossible for me to exit my driveway onto the Basingstoke Road at times. This is despite the village having been bypassed in the late 1970s. The traffic levels are now worse than they were when it was the A33, including heavy vehicles. Further development will only make this situation worse and increase the risk of accidents as drivers become increasingly frustrated by hold-ups. I note that the Traffic Assessment submitted in support of the application identifies issues with the junctions along the Basingstoke Road, but conveniently leaves a detailed analysis of the issues to an "updated addendum report in due course". The applicant has not therefore demonstrated that the junction issues can be overcome.

The stretch of road which the Traffic Assessment highlights as having the largest projected increase in traffic is the Basingstoke Road

between Beech Hill Road and Hyde End Road. This stretch of road is already extremely busy and the junction with Beech Hill Road is, in my view, dangerous, being on a bend in the main road, having a garage on one corner and being opposite the One Stop Shop which requires

deliveries from large vehicles and has very limited parking. An increase in traffic in this area will have negative consequences.

Nature conservation

The application attributes no great value to the site in relation to nature conservation. However, the site is currently frequented by deer and a wide range of birds which will be driven away by the development.

Amenities

I note that the development is to include new amenities, such as a "local centre", a GP surgery and sports pitch. While the provision of such amenities would be essential, there is no guarantee that businesses would wish to set up shop in the development or that

doctors could be found for the proposed surgery. The absence of these facilities on site would then put pressure on the existing provisions and generate still more traffic which is not currently allowed for in the Transport Assessment.

Location

The proposed development sits outside of the local development boundary. The applicant says that this issue, saying that the benefits outweigh the adverse impacts of the development. Of course, it is easy to say this, but less easy to prove. I cannot see any benefits accruing to the area in general. The amenities included in the plan appear to be required only to justify the development, offering little, if any, benefit for the existing community. The existing community will suffer the adverse impact of substantially increased traffic. I cannot see any justification for breaching the development boundary.