

PLANNING REF : 250517
PROPERTY ADDRESS : Marlborough House
: Basingstoke Road
: RG7 1FR
SUBMITTED BY : Dr Lauren Amelia Talbot
DATE SUBMITTED : 13/04/2025

COMMENTS:

I am writing to detail the multiple significant reasons for which I strongly object to the planning application for 420 homes off of Basingstoke Road. This development would have a significant impact on existing residents of the village and surrounding villages and in addition see challenges for residents of the proposed new development.

1. Congestion

My primary concern is regarding the burden of traffic. I have previously in January 2025 raised concerns to the council regarding the traffic on Basingstoke Road in morning rush hour. The council response at the time was that they were aware of the issue and would raise an investigation (reference HGE/5234). I am yet to receive the conclusions and action plan developed as a result of this investigation which leads me to believe that this investigation has not been completed, meanwhile plans are being considered for these homes which would significantly and irreversibly exacerbate this problem. 420 homes would add in excess of 500 cars to a road which is already oversubscribed and frankly not fit for purpose; a thorough investigation and development of further roads and infrastructure would be required before development of this scale in the village.

Living on Basingstoke Road and commuting via the M4 each morning, I have no choice but to use Basingstoke Road for my commute; it is not uncommon currently for it to take 30 minutes to complete the one mile journey to reach the M4 on weekday mornings which is unacceptable.

2. Public transport

In addition, there is a significantly insufficient public transport from the village. The busses do not run from the village on Sundays and Bank Holidays and during the week they are subject to the significant levels of traffic on Basingstoke Road and surrounding as there are no bus lanes. There is no railway station within the village. There is a lack of cycle paths so cycling is not widely deemed safe within the community. This leaves residents with no suitable alternative but to use cars for their primary mode of port.

3. DEPZ Evacuation Route

The final very concerning issue regarding transport within the village is that the village lies within the DEPZ. Evacuation from the village in case of an emergency would be difficult with the current burden of cars and residents; the additional 420 homes planned is dangerous and would make evacuation impossible in an emergency situation. The council needs to seriously consider this if they deem the residents' safety of importance.

My further points of concern which have been raised already by multiple members of the public are the environmental impact, overdevelopment and loss of character of the village charm which is held in such high regard by the residents of the parish. Finally,

there are already many unsold new homes within the area local to the proposed development.