

PLANNING REF : 250517
PROPERTY ADDRESS : Hunters Way
:
: RG7 1HW
SUBMITTED BY : Mr Alex Marsh
DATE SUBMITTED : 02/03/2026

COMMENTS:

I have already commented twice upon this application: on the 11/04/25 and again on 14/07/25. I stand by those comments, and as far as I can tell nothing in the newly submitted proposals have answered my concerns. I note the revised development mentions a 5 metre wildlife buffer: this still falls far short of the recommended 15 metre zone advised by the countryside officer of Wokingham Borough council, which I refer to in my comments on 11/04/25.

The only additional comments I wish to add to my previous ones are as follows:

1. Education Provision: We are already seeing declining numbers in primary school places in the area, which is causing concern in some existing primary schools. There is already a proposal for another primary school in Spencers Wood, and we do not need another one: far better to have some Primary Education provision more towards Swallowfield and Riseley. What is missing in the area is a decent state secondary school, with funding for SEND support. Giving us more of what we do not need is unlikely to be met with positivity.

2. Wildlife: since writing my previous comments I have observed several varieties of bats which seem to be roosting in the trees next to Barracks Lane, including Noctule bats. I share the perplexity voiced by other commenters who have observed that this whole application appears to be back-to-front. The proposal is to build over the areas of most varied wildlife whilst creating a nice green space where there is already a nice green space. Surely it would be better and more in keeping with the local plans to have a proper border along barracks lane which would create a wildlife corridor, and build further over, although of course this is the area currently occupied by the solar farm.

The more I look at this application, the more I find it utterly bizarre. There is access and road networks already built but not used around Observer Way; roads which go nowhere and roundabouts built for future developments which are unused. These areas actually have some sort of connection and road infrastructure, and could provide a bridging community, particularly if a combination of healthcare, primary education and secondary education was included. Why there should be a proposal being considered in such an evidently unsuitable area as the Bodys Farm plot when there are far more suitable locations in the area is beyond me. It feels like a monstrous waste of time, cost and energy.

Many thanks.