

PLANNING REF : 250517
PROPERTY ADDRESS : 65 Beatty Rise
: Spencers Wood, Berkshire
: RG71FQ
SUBMITTED BY : Mr Ben Mauck
DATE SUBMITTED : 21/03/2025

COMMENTS:

Having a look at the site plans I like the ratio of green space to residential areas. The provision of a school and GP practice is a key improvement to the local area.

I would like to see the development be a net improvement to all residents in Spencer's Wood so planning needs to account for wider infrastructure needs and dynamics. For example, the local shopping area would possibly help shift the demand for services away from the current local shopping area around the OneStop. This area results in an almost constant bottleneck in traffic between the OneStop and Jacksons services on Basingstoke Road. Much of this is delivery vehicles and customers for the OneStop. It would be prudent to think through and debate these types of elements at an early stage so that they can be done well, rather than zoning some space and hoping for the best.

As a parent who cycles their children into school in Shinfield, I would like to see the cycle and pedestrian routes through this site improve connectivity to Three Mile Cross and Shinfield. I am assuming the local roads plan have sufficient cycle and pedestrian provisions, but on top of this connectivity to other cycle and pedestrian networks is key. I would like to see cycle routes connected to the north of the site towards Hyde End Road. This will provide an alternative route to Basingstoke Road which is very busy and not friendly for cyclists and pedestrians.