

PLANNING REF : 252498
PROPERTY ADDRESS : 35 Rose Close
: Woodley, Berkshire
: RG5 4UR
SUBMITTED BY : Mrs Katherine Seaman
DATE SUBMITTED : 18/12/2025

COMMENTS:

I wish to formally object to the above planning application for the development of approximately 4,000 residential dwellings, for the following reasons.

1. Overdevelopment in an Already Built-Up Surrounding Area

While the application site itself may be presented as suitable for large-scale development, the wider area surrounding the proposed development is already densely built up and has limited capacity to absorb growth of this magnitude. The addition of almost 4,000 homes would place an excessive burden on existing communities and infrastructure that serve the surrounding area, resulting in overdevelopment that is neither proportionate nor sustainable.

2. Inadequate Health Service Capacity

Health services serving the surrounding area are already under significant strain. GP surgeries, dental practices, and other primary healthcare providers regularly operate at or beyond capacity, with long waiting times and limited appointment availability. The application does not demonstrate how these services would be expanded in a timely and deliverable manner to accommodate the substantial increase in population.

3. Insufficient Local Amenities and Accessibility Concerns for Disabled People

The surrounding area is already under-resourced in terms of essential local amenities, particularly supermarkets capable of meeting current demand. Existing supermarkets are often extremely busy, making them difficult to navigate, especially for disabled people, older residents, and those with mobility impairments. Overcrowded aisles, limited accessible parking, and long queues already act as significant barriers to independent access. A development of this scale would further increase demand on these facilities, worsening accessibility and undermining equality of access to essential services.

4. Inadequate Road Layouts and Transport Infrastructure

The existing road network serving the surrounding area is already congested and, in many places, poorly suited to increased traffic volumes. Narrow roads, constrained junctions, and limited public transport capacity mean that a development of this scale would exacerbate congestion, raise road safety concerns, and increase air pollution. The application does not provide sufficient reassurance that the current road layouts or proposed mitigation measures would adequately support the additional traffic generated.

5. Impact on Local Businesses and Service Providers

Increased traffic congestion and extended journey times would have a direct and detrimental impact on local businesses operating in the surrounding area. Many small and medium-sized enterprises rely on efficient movement around the local road network to deliver goods,

attend client appointments, and provide essential services such as maintenance, care, and home-based support. Longer travel times, reduced reliability, and increased operating costs would undermine business viability, reduce productivity, and make it more difficult for local businesses to serve their customers effectively. This could discourage investment, harm the local economy, and conflict with planning objectives to support sustainable economic growth.

6. Cumulative Impact on Infrastructure, Economy, and Quality of Life
Taken cumulatively, the increased pressure on health services, local amenities, transport infrastructure, and the local business environment would result in a significant decline in the quality of life for existing residents in the surrounding area. Planning policy requires that development is supported by appropriate infrastructure and does not place an unacceptable burden on established communities or the local economy. In its current form, this proposal fails to meet those requirements.

Conclusion

For the reasons outlined above, this application represents an unsustainable form of development that would place excessive strain on the already built-up surrounding area and negatively affect residents, service providers, and local businesses. I respectfully request that the planning authority refuses this application unless clear, binding, and fully funded commitments are secured to deliver adequate healthcare, accessible local amenities, and transport infrastructure commensurate with the scale of development proposed.

Yours faithfully,

Kat Seaman