

PLANNING REF : 250517
PROPERTY ADDRESS : 8 Bryant Crescent
: Reading, Berkshire
: RG7 1FG
SUBMITTED BY : Mr Anthony Allen
DATE SUBMITTED : 28/06/2025

COMMENTS:

TO: Wokingham Borough Council Planning Department

FROM: Anthony Allen

ADDRESS: 8 Bryant Crescent, Spencer's wood

DATE: June 28, 2025

SUBJECT: OBJECTION TO PLANNING APPLICATION 250517 - LAND OFF

BASINGSTOKE ROAD, SOUTH AND WEST OF SPENCER'S WOOD

This letter formally objects to planning application 250517 for a hybrid planning permission comprising up to 420 dwellings, an 80-bed care home, 1ha of employment land, a primary school, local centre, GP Surgery, sports pitch and changing facility, public open space, and a Suitable Alternative Natural Greenspace (SANG) on land off Basingstoke Road, to the south and west of Spencer's Wood.

Our objections are founded on the following factual and pertinent points:

- * Unacceptable Strain on Existing Infrastructure:

- * The proposed development of 420 dwellings, an 80-bed care home, and associated facilities will place an intolerable and unsustainable burden on existing local infrastructure. Basingstoke Road and its surrounding network are already subject to significant traffic congestion, particularly during peak hours. The addition of hundreds of new vehicles from this development will exacerbate this issue to an unacceptable degree, leading to increased journey times, reduced air quality, and heightened road safety risks for current residents.

- * Wokingham Borough Council's current Infrastructure Delivery Plan and Local Transport Plan must adequately account for the cumulative impact of such a substantial development. There is no demonstrable evidence that the proposed single access via Basingstoke Road can adequately handle the projected increase in traffic flow without severely compromising the existing road network.

- * Existing public services, including local schools, GP surgeries, and community facilities, are already operating at or near capacity. The introduction of potentially over 1,000 new residents and their associated demands will critically overload these services, leading to a demonstrable degradation in their quality and accessibility for both new and existing residents. The provision of a primary school and GP surgery within the development is acknowledged, however, their capacity must be proven to fully mitigate the impact of the entire development, including the care home and employment land, and demonstrably alleviate pressure on existing facilities.

- * Inadequate Local Plan Alignment and Premature Development: *
Wokingham Borough Council is currently undergoing an examination of its Local Plan Update (LPU) to guide future development up to 2040. This application, proposing such a significant scale of development, appears to be premature ahead of the final adoption of a robust and sound Local Plan. Any substantial allocation of this site should be determined within the context of a fully examined and adopted Local Plan, ensuring a coherent and sustainable strategy for the borough's growth.

- * The current adopted Core Strategy and Managing Development

Delivery local plans may not adequately provide the strategic framework for a development of this size and nature in this specific location, particularly concerning cumulative impacts with other planned or emerging developments.

- * Environmental and Ecological Impact:

- * The ecological value of the land should be thoroughly assessed.

While a Suitable Alternative Natural Greenspace (SANG) is proposed, the loss of existing habitats and potential impact on local

biodiversity must be fully mitigated. A comprehensive and independently verified ecological impact assessment, detailing net biodiversity gain, is imperative and must be publicly available.

- * Concerns regarding surface water runoff, drainage, and potential flood risk must be robustly addressed. The increased impermeable surfaces from such a large development will inherently alter drainage patterns, and adequate, resilient, and independently verified sustainable drainage systems (SuDS) are essential to prevent adverse impacts on surrounding areas.

- * Impact on Character and Amenity:

- * The scale and density of the proposed development are significant and have the potential to fundamentally alter the established semi-rural character of the area south and west of Spencer's Wood. Such a large-scale urbanisation must be sensitively integrated, with clear evidence of how the development will contribute positively to the local distinctiveness rather than detracting from it.

- * The detailed proposals for landscaping and public open space must genuinely provide high-quality, accessible, and biodiverse areas that adequately compensate for the loss of existing green space and provide meaningful amenity for residents.

In conclusion, this application represents an over-intensive development that fails to adequately address critical infrastructure constraints, appears premature in the context of the emerging Local Plan, and presents significant environmental and amenity concerns.

We urge Wokingham Borough Council to reject application 250517 until such time as a comprehensive and adopted Local Plan is in place, and all identified infrastructure and environmental impacts can be demonstrably and sustainably mitigated.

Yours faithfully,

Anthony Allen