

PLANNING REF : 250517
PROPERTY ADDRESS : 8 Bryant Crescent
: Spencers Wood
: RG7 1FG
SUBMITTED BY : Mrs Jasmine Allen
DATE SUBMITTED : 28/06/2025

COMMENTS:

I am writing to register my strong objection to planning application number 250517 concerning the proposed large-scale development directly opposite my residence on Basingstoke Road.

The scale and scope of this hybrid application are entirely inappropriate for this area and will have an unacceptable and highly detrimental impact on the daily lives of existing residents.

1. Severe Impact on Traffic and Access

The proposed main access point via Basingstoke Road is directly opposite our home. This will create constant construction traffic, heavy vehicle movement, and dangerous congestion throughout the lengthy building phase. Basingstoke Road (and the adjoining Hyde End Road) is already a busy and narrow thoroughfare, and adding the proposed volumes of traffic both construction-related and eventual residential will severely compromise road safety, air quality, and noise levels.

2. Unbearable Construction Noise and Disruption

Due to the proximity of the site to our home, the noise, dust, and general disturbance during the potentially years-long construction period will be intolerable. The health and well-being of residents, especially children, elderly people, and those working from home, will be significantly affected.

3. Overdevelopment

The proposal includes up to 420 dwellings, a care home, employment land, a school, sports facilities, a GP surgery, and a local centre. This represents a massive overdevelopment for a village of this scale and risks irreparably changing the character of the area from semi-rural to a dense urban extension.

4. Cumulative Impact

This development cannot be considered in isolation. There have already been multiple large housing developments in and around Spencers Wood in recent years. The cumulative effect of this constant expansion is leading to infrastructure overstretch, with schools, GPs, and local roads already under immense pressure.

5. Lack of Consideration for Existing Residents

The application demonstrates a complete disregard for existing communities. No meaningful mitigation for noise, dust, or access disruption has been proposed for those who will live opposite an active construction site for years.

6. Lack of secondary school provision

There is already a serious lack of resources in terms of secondary schools for Spencers Wood and surrounding villages. The closest school, Oakbank, is failing and I understand is at risk of closure following a recent Ofsted inspection and the next closest school for which we are in catchment is Bohunt, which is already oversubscribed. This development will severely exacerbate this problem and is not in the interests of our children.

For these reasons, I strongly urge the Council to reject this application in its current form.