

PLANNING REF : 252498  
PROPERTY ADDRESS : Mole Road  
:  
: RG  
SUBMITTED BY : Cllr Manju Kak  
DATE SUBMITTED : 24/11/2025

COMMENTS:

While I recognise the need for planned housing growth, I have serious concerns about infrastructure delivery, the loss of countryside, and pressure on existing services.

The proposal's scale would add substantial strain to already congested local roads and limited public transport networks. Schools, healthcare, and other community facilities are already under pressure. It is vital that the timing and phasing of infrastructure provision are clearly secured through robust planning conditions or legal agreements, ensuring these are in place before major housing occupation.

The development would also result in the loss of open countryside that contributes significantly to Winnersh's rural setting and the separation between settlements. The landscape and visual impact should be carefully reassessed, with stronger green buffers and mitigation measures to retain the area's character.

Even with proposed new schools and centres, the additional population will increase demand on healthcare, leisure, and utilities. The planning committee should ensure that all community services are deliverable and sustainable. Introducing 20 additional travellers pitches with multiple vehicles per pitch would intensify drainage load, worsen congestion and materially harm the residential amenity and dominate the residential area.

I object to the proposal in its current form.