

PLANNING REF : 250517
PROPERTY ADDRESS : 48 Norman Rise
: Spencer's Wood, Berkshire
: RG7 1YW
SUBMITTED BY : Mrs Emma Jane Nicholls
DATE SUBMITTED : 11/03/2026

COMMENTS:

I wish to register a strong objection to the proposed hybrid planning application for development of land off Basingstoke Road, south and west of Spencers Wood.

This proposal for up to 420 dwellings, an 80-bed care home, employment land, a primary school and associated facilities represents a major expansion of the settlement. However, the application fails to demonstrate that the essential infrastructure required to support development of this scale either exists or will be delivered. As such, the proposal conflicts with the fundamental planning principle that development must be sustainable and supported by adequate infrastructure.

Transport and Highway Capacity

The Basingstoke Road corridor and surrounding local roads are already heavily congested, particularly during peak commuting periods toward Reading and the A33. Residents regularly experience significant delays and traffic queues. Introducing hundreds of additional homes will inevitably generate substantial additional daily vehicle movements, placing further pressure on an already overstretched road network.

The application does not provide convincing evidence that the existing highway infrastructure has the capacity to accommodate this increase in traffic, nor does it demonstrate meaningful mitigation that would prevent further congestion and safety concerns. Approving development of this scale without first resolving these issues would be irresponsible.

Lack of Secondary Education Provision

While the application includes provision for a primary school, there is no provision for secondary education, despite the clear demand that will arise from hundreds of additional households. Secondary schools serving the wider area are already heavily oversubscribed, and there is no clear plan for accommodating the additional pupils this development will generate.

This omission will inevitably force children to travel longer distances to school, increasing traffic levels and placing additional strain on the transport network, while also placing further pressure on already stretched educational facilities.

Healthcare Infrastructure

Local GP surgeries and healthcare services are already operating beyond comfortable capacity, with residents frequently experiencing difficulty securing appointments. The proposal does not include a new GP surgery, health centre, or any meaningful healthcare

provision to support the substantial population increase that will result from this development.

Without proper healthcare infrastructure, this proposal will exacerbate existing pressures on medical services, negatively affecting both current and future residents.

Unsustainable Development

Taken together, the lack of adequate road capacity, the absence of secondary school provision, and the failure to address healthcare needs demonstrate that this proposal does not represent sustainable development. It would significantly increase pressure on already overstretched local infrastructure while providing no realistic solutions.

Conclusion

Until clear, funded, and deliverable infrastructure improvements are provided particularly in relation to transport capacity, secondary education, and healthcare services this application should not be approved.

For these reasons, I strongly urge the planning authority to refuse this application.