

PLANNING REF : 241933
PROPERTY ADDRESS : 3 Sutton Cottages
: Easthampstead Road, Wokingham, Berkshire
: RG40 3BW
SUBMITTED BY : Mrs Helen Frewer
DATE SUBMITTED : 15/06/2026

COMMENTS:

We object strongly to this application on the following grounds:

The plans take no account of the impact of the development on those already living within the development area, which is very apparent from the Site Appraisal document. We recognise the demand for additional housing, are not opposed in-principle to appropriate development however the stated objectives of the WLDC strategy for Holme Green, "to enhance the existing character" and the recommendation that "the open views and appearance of settlements being integrated within the rural landscape context should be conserved and enhanced" are followed. This requires the nature, history, and character of the existing landscape, including the disposition of all existing dwellings is retained; the amenity to current residents is preserved; and any impact to inhabitants is minimised. This proposal does not meet these objectives.

The traffic modelling is not based on current figures. The road planning is frankly dangerous with the rat run being created just below the already dangerous blind bend on Easthampstead Road, near Redlake Lane, south of the byway. The sight lines modelling does not take into account the speed on oncoming vehicles and there have been many accidents on that corner without adding in the additional jeopardy and a new junction.

Closing the top of Easthampstead Road does not solve the problem of the dangerous junction with Old Wokingham Road where there are collisions on a regular basis. It cuts residents in Wokingham Without and Crowthorne off from the town centre thus depressing it further (economic impact). It does not appear to take into account the views of thousands of people who have protested against the closure. It seems that because the junction falls across the boundary with Bracknell Forest Council it has fallen into the "too complicated to sort out" category and just keeps being ignored. Traffic along this road, with the further Buckler's Park developments as well as the Prior's Farm development, will continue to increase dramatically. It is just not safe.

The proposal will create a large car dependent urban extension to Wokingham with massive loss of wildlife and green space, as many others have said. This will completely change the nature and character of the area, irreversibly. To give an example the lack of care for wildlife is apparent both in the omission of deer (of which there are many) from the ecological site appraisal and in the plan to include lighting along the byway (in the ditch which regularly floods every winter) imposing yet more light pollution into an area full of wildlife.

There is no mention of secondary school provision. Provision of medical facilities to support such a large population is vital given how difficult it is to get doctors' appointments or an NHS dentist

locally. We lack sufficient infrastructure already without the increases planned and current in the local population. As mentioned above there has been no consideration for those living in the Byway including ourselves. Not only is the secondary road proposed south of the Byway dangerous because of oncoming traffic and this will become a significant rat run particularly at Holme Grange School drop off and pick up times. Also it will have a significant impact on the privacy of our homes. Also depending on the street light set up it will cause light pollution.

The land immediately south of the properties has been designated as allotments. Although preferable to having housing backing up to the properties, having it as SANG as it was in previous proposals would be much more appropriate.

We currently require access to parts of the land included in the plan. We have only limited access from the front of our property to the back as our house and garage stretch across the entire width of the plot. We have always had access through our neighbours field for building work, repairs and tree surgery. We also have a septic tank that drains off into the development area and we have access to that as stated in the house deeds.

To conclude this plan in its current form is not sustainable and doesn't take into account the environment of the area, the inhabitants that live in its immediate vicinity, nor the services and the traffic infrastructure required.

We understand that additional housing is required and the targets can be achieved if more thought is given to holistic needs of the area. We therefore strongly object to the proposal as it is stated here.

We request that Planning Application 241933 be rejected.