

PLANNING REF : 241933
PROPERTY ADDRESS : 4 St. Michaels 4 St. Michaels Cottages
: Wokingham, Berkshire
: RG40 3DU
SUBMITTED BY : Jackie Hitchcock
DATE SUBMITTED : 08/06/2026

COMMENTS:

I wish to formally object to Planning Application 241933 for the proposed development of up to 850 homes on land west of Old Wokingham Road and north and south of Easthampstead Road.

My objections are based on the following planning grounds:

Loss of Agricultural Land and Countryside

The proposal would result in the permanent loss of a substantial area of productive farmland and open countryside. This land currently forms part of the important green gap between Wokingham, Bracknell and Crowthorne. Development on this scale would irreversibly change the rural character of the area and erode the open landscape that local residents value.

Urbanisation of the Area

An estate of 850 dwellings, together with roads, parking, lighting and associated infrastructure, would create a significant urban extension into what is currently open countryside. The scale of the development is out of keeping with the existing character of the area and would have a harmful visual impact.

Traffic and Highway Concerns

Old Wokingham Road, Easthampstead Road and surrounding routes already experience congestion during peak periods. The addition of potentially thousands of extra vehicle movements each day would place considerable pressure on the local road network. The application does not adequately demonstrate how existing congestion and road safety concerns will be resolved.

Pressure on Public Services

Local GP surgeries, NHS dental services, schools and other community facilities are already under pressure. The development would introduce a substantial increase in population, yet there is insufficient certainty that the necessary infrastructure will be delivered in advance of occupation.

Environmental Impact

The site provides habitat for wildlife and contributes to local biodiversity. Development on this scale risks the loss of hedgerows, foraging areas and ecological corridors. Any environmental mitigation proposed should not be viewed as a substitute for avoiding harm in the first place.

Flood Risk and Drainage

The replacement of permeable agricultural land with extensive hard surfaces will increase surface water runoff. Residents need assurance that the development will not increase flood risk either within the site or in neighbouring communities.

Cumulative Impact

Wokingham Borough has already experienced significant housing growth in recent years, with thousands of homes delivered or approved across major developments. Further large-scale development should only proceed where supporting infrastructure is demonstrably capable of accommodating additional demand. (Wokingham Borough Council ?)

For these reasons, I respectfully request that Wokingham Borough Council refuses this application.