

PLANNING REF : 241933
PROPERTY ADDRESS : 8 Moles Close
: 8 Moles Close 8 Moles Close, Wokingham, Berkshire
: RG40 2EQ
SUBMITTED BY : Miss Joanna Woodley
DATE SUBMITTED : 08/06/2026

COMMENTS:

Planning Objection Comment

Subject: Objection to Planning Application 241933

I object to this hybrid planning application for a mixed-use, residential-led development of up to 850 dwellings, neighbourhood centre, school provision, and associated infrastructure, including the SANG proposals.

My objection is based on the following material planning considerations:

1. Scale and Overdevelopment

The proposed development of up to 850 dwellings represents a significant intensification of the site and risks constituting overdevelopment. The scale of housing, combined with commercial uses and infrastructure, raises concerns about whether the proposal can be accommodated without adverse impacts on the character of the local area, contrary to local plan policies relating to density, design, and settlement character.

2. Transport, Traffic and Highway Safety

A development of this scale will generate a substantial increase in vehicle movements. There is insufficient evidence that the existing road network can safely and efficiently accommodate this level of traffic.

In particular:

Likely increased congestion at key junctions

Pressure on local parking and surrounding streets

Potential highway safety risks, especially for pedestrians and cyclists

Traffic and highway safety impacts are recognised material planning considerations where development would create unsafe access or exceed network capacity. [planningvoice.com]

3. Impact on Local Infrastructure and Services

The proposal places significant pressure on local infrastructure, including:

GP surgeries and healthcare services

School capacity (noting the school is only "if required")

Public transport provision

Given the uncertainty around delivery of key infrastructure, there is a risk that necessary services will not be available in step with housing delivery.

4. Environmental Impact and Loss of Green Space

The development, including demolition and large-scale construction, risks:

Loss of existing greenfield or semi-natural land

Harm to local biodiversity and habitats

Urbanisation of the landscape

While the SANG provision is noted, it is unclear whether this

adequately compensates for environmental loss or increased recreational pressure.

5. Drainage, Flood Risk and Water Management

Given the scale of impermeable surfaces and new housing, there are concerns around:

Surface water runoff and local flooding

Adequacy of proposed drainage infrastructure

Flood risk and drainage are key planning considerations, and insufficient detail at outline stage creates uncertainty around long-term impacts.

6. Prematurity and Lack of Detail (Outline Application)

As this is largely an outline application with most matters reserved, there is limited detail on layout, design, landscaping, and environmental mitigation. This makes it difficult to properly assess the full impacts of the development at this stage.

7. Questionable Sustainability of the Location

For a development of this scale to be acceptable, it must demonstrably support sustainable transport and reduce reliance on private vehicles. Without clear and deliverable transport strategies, the proposal risks failing to meet sustainability objectives.

Requested Outcome

Given the above concerns, I respectfully request that the local planning authority:

Refuse the application, or

Require significant amendments, including clearer infrastructure commitments, reduced scale, and more robust transport and environmental mitigation.