

PLANNING REF : 251705
PROPERTY ADDRESS : Vinewillow House
: Old Wokingham Road
: RG40 3BT
SUBMITTED BY : Mrs Carolyn Wright
DATE SUBMITTED : 03/03/2026

COMMENTS:

Re: Land West of Old Wokingham Road / North & South of Easthampstead Road (Hybrid Application)

1. Severe Infrastructure & Highways Impact

Under NPPF Paragraph 115, development should be prevented if the residual cumulative impacts on the road net work are severe.

The Bottle-neck: The intersection of Old Wokingham Road and Easthampstead Road is already operating at peak capacity. Adding up to 850 dwellings (est. 1,600+ additional daily vehicle movements) will cause gridlock that the "means of access" in this outline application fails to mitigate.

Car Dependency: The site lacks the high-frequency public transport links required to meet Wokingham's Climate Emergency goals. Without a dedicated "Rapid Transit" link, this remains a carbon-heavy, car-dependent development.

2. Ecological and SANG Validity Concerns

The Full Application for the SANG (Suitable Alternative Natural Greenspace) must be scrutinized:

Biodiversity Net Gain (BNG): Does the SANG actually provide a 10% net gain? If the existing land is already a functional carbon sink or habitat for protected species (e.g., badgers or Great Crested Newts), its conversion into a manicured park for 850 households is an ecological downgrade.

Topographical Suitability: Large portions of this corridor are subject to high water tables. A SANG that is waterlogged for four months of the year fails the Thames Basin Heaths SPA mitigation requirements, as residents will continue to use protected heathlands instead.

3. Loss of Settlement Identity

This proposal risks the coalescence of Wokingham and Bracknell. The "Green Gap" between these settlements is vital for local character. This "urban grain" is entirely inconsistent with the rural-to-urban transition of Old Wokingham Road.