

PLANNING REF : 252498  
PROPERTY ADDRESS : 34  
: Budd Grove, Winnersh, Wokingham, Berkshire  
: RG41 5SQ  
SUBMITTED BY : Mr Mohemed Faisal  
DATE SUBMITTED : 27/12/2025

COMMENTS:

I register my strong and unequivocal objection to the proposed development under Planning Application Number 252498. This proposal would cause significant impact to the local community, environment and stretch the failing infrastructure network.

Road networks, healthcare services, and supporting public infrastructure are already operating beyond safe and sustainable capacity, even before the introduction of additional housing. Traffic congestion during peak periods particularly school drop-off and pick-up times is already extreme. Mole Road and Bearwood Road, serving all the nearby schools would be impacted. The construction of 2,800 new homes will introduce an estimated 4,200 additional vehicles into the area, based on a conservative assumption of 1.5 cars per household.

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The proposed mitigations limited pedestrian and cycle infrastructure and minor junction adjustments are grossly inadequate and entirely disproportionate to the scale of the traffic increase. These measures do not address the core problem and cannot credibly be presented as sufficient mitigation.

Local healthcare provision is already at crisis point. As a parent of 2 young children, I have direct experience of the extreme difficulty in accessing GP services across Winnersh, Wokingham, and Shinfield.

The application fails to provide a coherent or enforceable parking strategy. This omission will inevitably result in:

Widespread on-street parking  
Overspill into existing residential roads  
Increased congestion and obstruction  
Deterioration in road safety and access for emergency services. There are already enough new houses in Arborfield with many more environment and wildlife locally, spoiling this semi-rural area.

In the absence of clear, evidence-backed, and enforceable responses to the points above, this application must not be approved. It fails to demonstrate sustainability, deliverability, or compatibility with the existing community and would result in long-term harm that cannot be undone.