

PLANNING REF : 241933
PROPERTY ADDRESS : 8 Beaufort Park
: Wokingham
: RG403GJ
SUBMITTED BY : Miss Seyram Ackuaku
DATE SUBMITTED : 15/09/2026

COMMENTS:

I am writing to object to planning application 241933, which proposes up to 850 new homes on land west of Old Wokingham Road and around Easthampstead Road.

I understand the need for new housing, but I have concerns about the scale of this development and its impact on the local area.

1. Traffic and congestion

The addition of up to 850 homes will significantly increase traffic on Old Wokingham Road, Easthampstead Road and surrounding roads. These roads already experience congestion, particularly during busy periods.

I am concerned that the existing road network will not be able to cope with the additional traffic and that this could also increase pressure on neighbouring roads.

2. Pressure on local services

An additional 850 homes will bring a significant increase in the local population and put further pressure on schools, healthcare, public transport and other local services.

Any new infrastructure should be provided at the same time as the development, rather than residents having to rely on already stretched services.

3. Impact on the local area

The development is very large in scale and would significantly change the character of the area. Building up to 850 homes would result in the loss of open land and further expansion of the built-up area.

I am concerned about the cumulative impact of this development alongside other housing developments that have already taken place or are planned in the South Wokingham area.

4. Highway and pedestrian safety

The increased traffic could have implications for the safety of pedestrians, cyclists and existing residents.

Any new roads and junctions should be designed to provide safe routes for pedestrians and cyclists, particularly for children travelling to school.

5. Sustainable transport

For a development of this size to be genuinely sustainable, there needs to be reliable public transport and safe walking and cycling routes connecting residents to local facilities, schools and Wokingham town centre.

I would ask the Council to ensure these improvements are properly funded and delivered alongside the development.

6. Biodiversity and green space

The development will result in the loss of existing open land and habitat. While the proposed green spaces and SANG are positive in principle, I believe the environmental impact of such a large development should be carefully considered and properly mitigated.

I respectfully ask Wokingham Borough Council to refuse planning application 241933 and think about the impact with regards to traffic, infrastructure, highway safety, sustainable transport, biodiversity.

The scale of the proposed development is substantial, and I believe its impact on existing communities needs to be given greater consideration.