

PLANNING REF : 241933
PROPERTY ADDRESS : 4 Sutton Cottages
: Easthampstead Road, Wokingham, Berkshire
: RG40 3BW
SUBMITTED BY : Captain Thomas and Dr Deborah Shaves
DATE SUBMITTED : 03/06/2026

COMMENTS:

RE: Application 241933 - Priors Farm / South Wokingham SDL Extension

We maintain our objection to Application 241933 and request that planning permission be refused.

This representation should be read alongside our previous submission (Representation 4607427 dated 2 November 2024).

- The revised plans fail to address the principal objections raised in Representation 4607427.

The revised proposals do not meaningfully address the concerns previously raised regarding the proposed secondary access road, development immediately south of the Byway properties, loss of residential amenity, the location of allotments, the urbanisation of Byway BW WOKI 30, and the failure to provide a meaningful green buffer between existing and proposed development.

Our previous representation did not oppose development in principle. Rather, it identified a practical alternative layout capable of delivering the required housing whilst significantly reducing harm to existing residents, the landscape setting of Holme Green Lane, and the wider environment. The applicant has failed to demonstrate why that less harmful alternative has not been adopted.

- The application is premature pending the outcome of the Local Plan Examination.

This proposal forms part of a strategic growth area and raises issues currently under consideration by the Planning Inspectors, including housing distribution, infrastructure provision, transport impacts, environmental effects and cumulative growth.

Given the scale and strategic significance of the proposal, determination before the Examination has concluded risks prejudicing the plan-led process. The application should not be determined until the Inspectors have reached their conclusions on the emerging Local Plan.

- The application fails to adequately assess cross-boundary impacts.

Given the site's immediate proximity to Bracknell Forest, the impacts of a development of this scale extend beyond Wokingham Borough. The proposal has implications for transport networks, education provision, healthcare services, community infrastructure and landscape character across both authority areas.

The application has not demonstrated that these cross-boundary impacts have been fully assessed or satisfactorily mitigated, nor that

sufficient weight has been given to the cumulative effect of growth on communities either side of the borough boundary.

- The cumulative impacts of South Wokingham growth have not been demonstrated to be acceptable.

This proposal cannot be considered in isolation. It forms part of a wider programme of strategic growth across South Wokingham and must be assessed alongside existing and proposed developments in the area.

The application has not demonstrated that the cumulative impacts on local roads, schools, healthcare provision, community facilities, environmental assets and residential amenity can be accommodated without unacceptable harm.

For these reasons, and those set out in Representation 4607427, we seek that planning permission be refused.

Further, determination should be deferred until the Local Plan Examination has concluded and the applicant has demonstrably addressed the substantive objections raised by affected residents.