

PLANNING REF : 241933  
: Wokingham, England  
: RG40 3GJ  
PROPERTY ADDRESS : 30 Beaufort Park  
: Wokingham, England  
SUBMITTED BY : Miss Drewcilla Gibson  
: RG40 3GJ  
DATE SUBMITTED : 08/06/2026  
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COMMENTS:

I am writing to object to Planning Application 241933 relating to the proposed development of up to 850 dwellings on land to the west of Old Wokingham Road and on land north and south of Easthampstead Road.

My concerns are set out below.

#### Impact on the Countryside and Loss of Farmland

The proposed development would result in the permanent loss of a significant area of agricultural land and open countryside. This area currently provides an important separation between Wokingham, Bracknell and Crowthorne, helping to maintain the distinct identity of each settlement. The scale of the proposal would substantially reduce this open gap and alter the character of the landscape for future generations.

#### Inappropriate Scale and Character

A development of up to 850 homes, together with associated roads, parking areas, lighting and other infrastructure, would represent a major urban expansion into what is presently a largely rural setting. In my view, the scale of development is not sympathetic to the existing character of the area and would have a detrimental effect on local views and the wider landscape.

#### Traffic and Transport Impacts

The surrounding road network already experiences significant congestion, particularly during peak commuting periods. Old Wokingham Road, Easthampstead Road and nearby junctions regularly suffer delays. The introduction of a development of this size is likely to generate a substantial increase in vehicle movements, and I do not believe the application provides sufficient evidence that the resulting traffic impacts can be adequately mitigated.

#### Pressure on Local Infrastructure

Residents already face challenges in accessing GP appointments, NHS dental services and school places. An additional population generated by 850 new homes would inevitably place further strain on these services. I am not satisfied that the necessary supporting infrastructure would be delivered in a timely manner or at a scale

sufficient to meet the increased demand.

#### Ecological and Environmental Concerns

The site currently contributes to local biodiversity and provides habitat and movement corridors for wildlife. Development of this scale risks the loss of important ecological features, including hedgerows and foraging areas. While mitigation measures are proposed, they should not be relied upon to justify avoidable environmental harm.

#### Flooding and Surface Water Management

The conversion of large areas of permeable land into built development, roads and hardstanding has the potential to increase surface water runoff. Given existing concerns regarding flooding in parts of the borough, it is essential that any development can clearly demonstrate that flood risk will not be increased either on-site or elsewhere. I do not believe this has been sufficiently addressed.

#### Cumulative Effects of Development

Wokingham Borough has experienced considerable housing growth over recent years, with numerous large-scale developments already approved or completed. The cumulative impact of further expansion must be carefully considered. Additional development should only be permitted where there is clear evidence that transport networks, healthcare provision, education facilities and other essential services can accommodate the resulting demand.

I moved from London to be in a more rural setting and it is deeply distressing to watch this all being taken away.

For all of the reasons outlined above, I respectfully request that Wokingham Borough Council refuses Planning Application.

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