

PLANNING REF : 261460
PROPERTY ADDRESS : Helmsdale
: 31 Helmsdale, Bracknell
: RG120TA
SUBMITTED BY : Miss Kirsty Bristow
DATE SUBMITTED : 30/06/2026

COMMENTS:

I would like to object to this planning application.

Although I do not live immediately adjacent to the site, I regularly visit my sister and her family, who live directly beside the proposed development. As a result, I know the area well and have seen first-hand how much it has changed over recent years.

My main concern is highway safety. Each time I visit, it is clear how busy this stretch of road has become. Leaving the existing properties is already challenging, particularly during peak times when there is a continuous flow of traffic heading towards the roundabout. It can often take several attempts before there is a safe opportunity to pull out.

While the addition of two homes may seem modest, it will inevitably create more vehicle movements, with additional cars turning into and out of the site, waiting to join the road, and causing traffic behind to slow unexpectedly. Given the site's proximity to a busy roundabout, this is likely to increase the risk of accidents and make an already difficult section of road even less safe.

I am also disappointed to see another proposal that would result in the loss of more of the remaining woodland. Since my in-laws moved to the area, there has already been substantial housing development nearby, including developments opposite the site and behind it. With each new scheme, more trees and green space have been lost. This woodland is one of the few remaining natural areas and plays an important role in the character and appearance of the local environment.

Beyond the environmental impact, I am concerned about the gradual erosion of the village's character. One of the area's greatest strengths is that it still retains a sense of openness and separation from the surrounding development. As more small developments are approved, that character is steadily being lost. The remaining woodland provides an important natural buffer and contributes to the distinct identity of the village. Its removal would further urbanise the area and reduce the qualities that make it an attractive place to live.

I also believe the site's close proximity to the village means that any further development has a disproportionate impact. The cumulative effect of successive housing schemes is becoming increasingly noticeable, placing greater pressure on local roads, reducing green space, and changing the overall feel of the area. While each application may appear relatively minor when viewed in isolation, together they are fundamentally altering the character of the village.

I appreciate that new housing is needed, but this area has already experienced significant development. It does not seem reasonable to continue removing remaining woodland, eroding the village's character, and increasing traffic risks to accommodate just two additional

houses. In my view, the impact on highway safety, the local environment, and the character of the village would outweigh the limited benefit that such a small development would provide.

For these reasons, I respectfully ask the Council to carefully consider the cumulative impact that ongoing development is having on this area and to refuse this planning application.