

PLANNING REF : 241933
PROPERTY ADDRESS : 9
: Oaktree Way Sandhurst, Sandhurst, Berkshire
: GU478QS
SUBMITTED BY : Mr Ultan Kenny
DATE SUBMITTED : 08/06/2026

COMMENTS:

Objection to proposed development

The development is of a large nature, which has a number of serious impacts on the local community.

1. Community Environment

I have lived in Crowthorne, and latterly Sandhurst, for nearly 35 years. I, and many in this area, moved from London for a more country based town life, using the open areas that surround us for a better existence. In that time I have seen many developments erode the countryside surrounding the towns of Wokingham, Crowthorne, Bracknell, and Sandhurst. This development consolidates the joining together of Wokingham, Crowthorne and Bracknell. The net result is one large

joined up urban area is being created, destroying the very reason why we came here in the first place. Aside from the financial benefits that flow into involved parties, including the councils involved, one wonders if the political objective is to merge areas and create one large unitary authority? I imagine a sizable reaction to this at election time.

2. Services

Developers of local estates consistently promised facilities and services to sustain their new projects. These have continually not been delivered, albeit a few have added token elements at the end of their projects. Critically, Medical facilities (DRs, Dentists, Hospitals) are already overwhelmed in the area, with extensive wait times for registration, appointments and longer periods for treatments. 850 homes will only exacerbate this issue. 3. Transport infrastructure

The road system around the development is beyond capacity now. This is easily observable in the queues along the Easthampstead Road towards the Old Wokingham Road which has been exacerbated by other recent Wokingham developments. Of particular concern is the current accident blackspot at the junction of Old Wokingham Rd and Easthampstead Rd. I cannot see how the Police/Emergency Services would support a project that makes this worse.

3. Flooding

There are existing issues in this area with water management, both for roads and businesses. Downshire Golf Course is particularly badly

affected by run off onto their premises, frequently closing the facility even with extensive drainage work. Another large development (you will be aware of the existing building around the nine mile road/crematorium/golf course) across the road will increase run off into the streams that run locally, and create increased flooding. I understand the pressure of housing targets, but these projects develop units that are too large or unaffordable for the critical first time buyer community. This has been stated by Government, yet councils continue to support poorly targeted schemes. I fail to see how this project meets environmental targets, and particularly contradicts the commitment to protecting 30% of the countryside by 2030. These areas are exactly the ones to protect to preserve our communities.

