

PLANNING REF : 241933
PROPERTY ADDRESS : 14 Windsor Crescent
:
: RG401GN
SUBMITTED BY : Mr Rayman Ro
DATE SUBMITTED : 01/10/2026

COMMENTS:

Objection to Planning Application 241933

Site: Land west of Old Wokingham Road and North and South of Easthampstead Road, Wokingham

I am writing as a local resident to strongly object to the hybrid planning application 241933 for the proposed development of up to 850 dwellings and associated infrastructure. My objections are based on the following material planning considerations:

1. Severe Impact on Local Highways and Traffic Congestion

The surrounding road network, specifically Old Wokingham Road and Easthampstead Road, consists of narrow, single-carriageway roads that are already heavily congested during peak hours. The local area has already seen a significant amount of new housing built in recent years, pushing local roads to their absolute capacity. Adding traffic from up to 850 additional households will lead to severe traffic gridlock, increased delays, and heightened safety hazards for all road users, including pedestrians and cyclists.

2. Overburdening of Local Infrastructure and Community Services

The scale of this proposed development will place an unsustainable burden on existing community infrastructure. Local services including primary/secondary school places, healthcare facilities (GPs and dentists), parking capacity, and local shops are already operating at or beyond capacity due to previous housing expansion. The proposal fails to adequately demonstrate how this overwhelming influx of new residents will be supported without degrading services for existing members of the community.

3. Loss of Semi-Rural Character and Green Space

Wokingham Without is a semi-rural area where local identity is strongly rooted in its green spaces, countryside buffer, and natural landscape. The cumulative impact of multiple ongoing developments is rapidly eroding the rural boundary between local settlements. Uncontrolled urban sprawl of this scale diminishes the green infrastructure that existing residents value and contradicts local policies aimed at preserving the landscape character.

4. Loss of Biodiversity and Environmental Concerns

Developing such a large parcel of greenfield site will inevitably lead to the destruction of natural habitats, mature trees, and biodiversity corridors. Furthermore, converting permeable natural land into extensive hardstanding surfaces significantly raises concerns

regarding surface water run-off and local flood risks in the surrounding catchment.

5. Construction Disruption

A development of this magnitude will require years of heavy construction work, resulting in prolonged noise pollution, air quality degradation, mud on local roads, and continuous disruption from heavy goods vehicles (HGVs) navigating narrow local lanes.

Conclusion

This proposal represents an unsustainable and over-dense development

on an inappropriate site. It fails to respect the local capacity, environment, and character of the area. I strongly urge the Council to refuse this application.