

PLANNING REF : 251421
PROPERTY ADDRESS : 10 Bredon Road
: Wokingham, Berkshire
: RG41 1HW
SUBMITTED BY : Sharon Lenihan
DATE SUBMITTED : 09/02/2026

COMMENTS:

I wish to object to the proposed development of 53 dwellings on land at Old Forest Road.

This application must be considered in the context of the significant level of residential development already approved and delivered in Wokingham in recent years. The cumulative impact of this growth has placed the town's infrastructure under severe strain.

Highways and traffic impact are of particular concern. Recent road and traffic management schemes, introduced with the intention of improving traffic flow, have not reduced congestion. Instead, they have significantly increased traffic queues, particularly during peak periods. This clearly demonstrates that the local road network is already operating beyond capacity and that previous mitigation measures have been ineffective. The additional traffic generated by a further 53 dwellings would inevitably worsen an already unacceptable situation and impact directly within the area of the plans.

Flood risk is also a major concern. Flooding is known to occur in close proximity to the proposed site due to the nearby Emmbrook. During periods of heavy rainfall, this area is vulnerable to surface water and flooding. Further development on or near this land raises serious concerns about increased runoff, reduced natural drainage, and the potential displacement of floodwater to surrounding areas and existing homes. The application does not provide sufficient reassurance that flood risk will not be increased either on-site or downstream.

In addition to these concerns:

Education provision: Local schools within the town are already oversubscribed, with families unable to secure places within their catchment areas.

Healthcare capacity: GP surgeries and NHS services serving the town are under significant pressure, with limited appointment availability and long waiting times.

While developments are often assessed individually, the planning authority has a responsibility to consider the cumulative impact of repeated housing approvals. Continued development without effective and deliverable infrastructure solutions has resulted in unsustainable growth and a declining quality of life for residents.

Given the failure of recent traffic mitigation measures, existing pressure on essential services, and the known flood risk in the vicinity of the site, this proposal does not constitute sustainable development. I therefore respectfully request that this planning application be refused.

