

PLANNING REF : 261460
PROPERTY ADDRESS : Pinewood Villas
: 2 Old Wokingham Road, Wokingham, Berkshire
: RG40 3EH
SUBMITTED BY : Miss Lauren Keightley
DATE SUBMITTED : 07/07/2026

COMMENTS:

I strongly object to this planning application for the proposed construction of two dwellings within the woodland adjacent to my property.

I live directly next to this area of woodland and have witnessed first-hand the abundance of wildlife that depends upon it. The site is an established, largely undisturbed natural habitat that provides shelter, feeding grounds and protection for a wide variety of species. The loss of these trees and the destruction of this habitat would have a significant and irreversible impact on local wildlife.

Whilst there are other wooded areas nearby, these are regularly used by walkers, dog owners and families. In contrast, the woodland proposed for development remains relatively undisturbed and therefore serves as a valuable refuge for wildlife. The existence of alternative woodland does not diminish the importance of preserving this particular habitat, which has developed into a haven.

The local area has already experienced substantial housing development in recent years, with additional schemes still proposed. The cumulative effect of this continued expansion is placing increasing pressure on wildlife populations and reducing the amount of natural green space available. There comes a point where the loss of environmental assets outweighs the benefits of further residential development, particularly where established woodland habitats are concerned.

The proposal should also be considered in the context of its wider impact on local infrastructure and road safety. Whilst two dwellings alone may appear to generate only a modest increase in vehicle movements, this must be assessed alongside the cumulative effect of the Bucklers development and other proposed developments in the area. The roundabout on Old Wokingham Road already experiences regular congestion, near misses and collisions, and any additional traffic will inevitably place further strain on an already problematic junction.

In addition, the ecological impact of the proposal does not appear to be fully represented within the submitted planning documents. Whilst the drawings identify trees protected by Tree Preservation Orders (TPOs), they provide little information regarding the numerous unprotected trees, understory vegetation, shrubs and groundcover that would also be lost as a result of the development. These elements are fundamental to the woodland ecosystem, providing habitat, shelter and food sources for local wildlife. Their loss should not be overlooked simply because they do not benefit from specific legal protection.

There also appears to be a lack of clarity within the submitted plans. Two drawings included within the application appear to show different locations for the proposed dwellings within the woodland, making it difficult for residents to fully understand the extent of the development and its environmental impact. Given the sensitivity of building within a woodland setting, it is essential that the plans clearly and consistently identify the location of the dwellings and accurately demonstrate the extent of any tree removal, vegetation clearance and habitat loss.

I therefore urge the planning authority to refuse this application and protect this valuable woodland habitat. Once these trees and the wildlife they support are lost, they cannot simply be replaced. Given the significant amount of housing already delivered and planned within the area, together with the uncertainty surrounding the full extent of the environmental impact, the further loss of woodland for the construction of two additional dwellings cannot be justified. The preservation of this established habitat should be prioritised over further development, ensuring that future generations can continue to benefit from the wildlife and natural environment it supports.