

PLANNING REF : 241933  
PROPERTY ADDRESS : 2 Kennedy Place  
: Wokingham  
: RG40 1LG  
SUBMITTED BY : Mr David Davies  
DATE SUBMITTED : 22/06/2026

COMMENTS:

I wish to object to planning application 241933.

While I recognise that this site forms part of the proposed South Wokingham Strategic Development Location within the emerging Local Plan Update, I do not consider that the application demonstrates that development of this scale can be accommodated without unacceptable impacts on the transport network, community infrastructure and wider sustainability objectives.

As the Local Plan Update has yet to complete examination and be formally adopted, only limited weight should be afforded to the proposed allocation. The application has been brought forward before several key strategic issues have been satisfactorily resolved, particularly in relation to transport, active travel connectivity and supporting infrastructure.

The submitted transport evidence does not adequately assess the cumulative impact of committed and proposed development across both Wokingham Borough and neighbouring Bracknell Forest. Significant additional growth, including Buckler's Park, Beaufort Park and other planned developments, will place increasing pressure on the same strategic routes.

Particular concern remains regarding the modelling assumptions for Peacock Lane, Waterloo Road, Old Wokingham Road and Vigar Way, all of which already experience significant peak-time congestion. The application does not convincingly demonstrate that the proposed mitigation measures will prevent severe residual cumulative impacts on the highway network, as required by the National Planning Policy Framework.

The proposed closure or restriction of Easthampstead Road raises additional concerns. The loss of an established route risks displacing traffic onto already constrained roads, reducing network resilience and increasing journey lengths. The application has not demonstrated that alternative options have been fully assessed or that the proposed arrangement represents the most sustainable solution.

The application places significant emphasis on active travel. However, insufficient evidence has been provided to demonstrate that safe, direct and attractive walking and cycling routes will be available across the railway corridor and to key destinations including schools, public transport facilities and Wokingham town centre. Without these links, there is a substantial risk that car dependency will exceed forecast levels.

There is also insufficient certainty regarding the timely delivery of supporting infrastructure, including education provision, public transport services, healthcare capacity, utilities and drainage

infrastructure. The application does not provide adequate assurance that such infrastructure will be delivered in step with occupation.

For these reasons, I consider that the application conflicts with the objectives of the National Planning Policy Framework relating to sustainable transport, infrastructure delivery and the creation of sustainable communities, together with relevant policies within the adopted development plan.

I respectfully request that application 241933 is refused.

Should the Council nevertheless be minded to approve the application, any consent should be subject to robust conditions and legally

binding obligations securing updated transport modelling, clear infrastructure delivery triggers, effective highway mitigation and safe active travel connections.

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