

PLANNING REF : 241933
PROPERTY ADDRESS : 10 Hollyhook Close
: Crowthorne, Berkshire
: RG456TX
SUBMITTED BY : Councillor Seona Turtle
DATE SUBMITTED : 22/06/2026

COMMENTS:

I am writing to formally object to the proposed development of 850 additional dwellings in Wokingham Without.

1. Prematurity: The proposal forms part of the local plan update, which is still under examination by planning inspectors. It should not be considered in advance of the inspectors' decision.

2. Environmental Impact: The development threatens to destroy the green gap between Wokingham and Crowthorne, a vital natural buffer that contributes to the area's biodiversity and quality of life. Preserving this green space is crucial for maintaining the ecological balance and providing recreational opportunities for residents.

3. Infrastructure Deficiencies: The current infrastructure is insufficient to support the proposed increase in population. St spin's and Edgbarrow Schools are already at full capacity, and there is no clear plan to expand or improve educational facilities for secondary school children. Additionally, the lack of adequate public transport options will exacerbate congestion and pollution, as residents will be forced to rely on private vehicles.

4. Safety Concerns: The proposed development raises a serious pedestrian safety concern at Star Lane Crossing, particularly for school children. The barriers can remain down for an extended period while trains pass from different directions during the same closure. Pedestrians may assume it is safe to cross after one train has passed, without realising that another train is approaching from the opposite direction. This creates a real risk that impatient pedestrians, including children, may attempt to cross or jump the barriers before it is safe to do so. As there is no alternative unimpeded crossing available, this risk must be properly addressed before any further development is permitted.

5. Traffic Congestion: The cumulative effect of existing housing and the proposed new developments in the surrounding areas, including Finchampstead, Arborfield, and Butlers Park, Beaufort Park, Johnson & Johnson will lead to a substantial increase in traffic. Old Wokingham Road and Nine Mile Ride, both narrow main routes to the M4 and M3, are already prone to long tailbacks. The stopping-up of Easthampstead Road will further divert traffic through residential areas, causing additional congestion, delays.

6. Lack of Traffic Management Information: A new roundabout at the Old Wokingham Road / Peakirk Lane junction has been approved; however, no traffic management plan has been published nor made available. Without this information, residents cannot properly understand how the works will be carried out, what disruption will occur, or how traffic, pedestrian safety, and access will be managed

during construction. This lack of transparency prevents the full impact of the works from being assessed alongside the proposed development.

7. Inadequate Public Transport Provision: Although there are plans to extend an existing bus service from Wokingham through the South Wokingham Distributor Road, there is no clear indication of when this will happen. This means the proposed development may come forward without suitable public transport in place, increasing reliance on private vehicles and adding yet further pressure to already congested roads. A regular bus service is needed from Wokingham, via Old Wokingham Road or New Wokingham Road, to Crowthorne Station on Dukes Ride to provide a realistic alternative to car travel and support sustainable development.

8. Flawed and Outdated Traffic Modelling: The traffic modelling relied upon appears to be flawed and out of date. It was undertaken shortly after the Covid-19 period, when travel patterns were not representative of normal conditions, and therefore could not accurately reflect current or future traffic levels. The modelling also appears to rely on an assumption that by 2040 the use of private cars will be significantly reduced or no longer required. This assumption is not supported by clear evidence or reliable data, particularly given the lack of confirmed public transport improvements and the continued dependence on private vehicles in the area. As a result, the traffic impacts of the proposed development may have been underestimated.

9. Quality of Life: The increased traffic, associated pollution, and strain on local services will negatively impact the quality of life for current residents. Additional vehicle movements are likely to increase noise and air pollution, particularly along already congested routes, affecting the health, wellbeing, and day-to-day enjoyment of the local community. The peaceful and community-oriented nature of Wokingham Without is at risk of being overshadowed by the demands of a growing population.

In summary, the proposal is premature, insufficiently supported by reliable evidence, and fails to demonstrate that the necessary infrastructure, transport provision, safety measures, and environmental protections are in place. Until these issues are properly addressed, the development would place unacceptable pressure on local roads, services, residents, and the surrounding environment.