

PLANNING REF : 252498  
PROPERTY ADDRESS : 26 Wheatsheaf Close  
: Wokingham, Berkshire  
: RG41 5PT  
SUBMITTED BY : Dr Paola Bisicchia  
DATE SUBMITTED : 19/11/2025

COMMENTS:

I wish to submit my strong opposition to this planning application. Although I recognise that new housing is needed both locally and nationally, the scale of what is being proposed here is far beyond anything that could reasonably be absorbed by the existing community. The idea of delivering almost 4,000 homes with the majority placed right next to long-established neighbourhoods in such a short period shows little consideration for the people who already live in this area.

I am also very concerned about the placement of the Gypsy and Traveller sites within the plan. Their current proposed location sits disproportionately close to existing residents rather than being integrated into the new development. I ask that this be reconsidered and relocated more fairly.

At the very least, the Council should require a dramatic reduction in the size of this scheme. Something closer to half the current number would be far more manageable. Alternatively, new development could be phased over a much longer timeframe so local services are not pushed past breaking point.

Major infrastructure concerns

Before any project of this magnitude is even contemplated, the serious gaps in essential infrastructure must be addressed. At the moment, nothing suggests that these issues have been adequately resolved.

1. Royal Berkshire Hospital

Royal Berkshire Hospital is already under immense strain. There are calls for government funding for a new hospital because the current one cannot keep up with demand. Introducing thousands more residents would worsen an already critical situation. Parking is routinely impossible by mid-morning, and securing an appointment for anything non-urgent is extremely challenging. There is no clear explanation of how the developer intends to support the major upgrades that would be required.

2. Road Capacity

Congestion on local roads is already a daily problem. For instance, the roundabout at Mole Road and Bearwood Road is often at a standstill during peak periods. Adding thousands of extra vehicles will make this significantly worse. Increased noise and air pollution will inevitably affect nearby homes. It is unclear whether this particular pressure point has been properly analysed.

3. Twyford Station

Twyford Station is extremely busy, especially since the Elizabeth Line began operating. The station car park is full most days, forcing commuters to leave their cars in surrounding residential streets. Unless investment is made to expand parking and improve capacity, this key transport link simply cannot handle additional

demand.

Redirecting funds to improve the station would benefit a large number of residents, far more than the current allocation for the Traveller site.

#### 4. GP and Dental Services

Access to NHS GPs and dentists is already stretched beyond acceptable limits. Local residents struggle to obtain routine appointments as it is. Adding thousands of new households would worsen availability even further. A large proportion of the proposed homes are classed as

"affordable," which suggests many incoming residents would rely on NHS services. Without significant investment, the system will not cope.

#### 5. Gypsy and Traveller Site Position

The current location of the Gypsy and Traveller site is unfairly weighted towards existing neighbourhoods. It is placed close to homes that have been established for many years, while the bulk of the new development remains unaffected. Moving the site into the centre of the new housing area would distribute any impact more evenly. New residents would purchase their homes with full awareness of the site's placement, unlike long-standing residents who are being asked to absorb a major, immediate change that could also affect property values.

These points illustrate only a portion of the concerns raised by this application. As it stands, the proposal is not workable and should either be refused outright or substantially reduced and redesigned.