

WOKINGHAM DISTRICT COUNCIL COMPOSITE RESPONSE

- **Infrastructure cannot cope with existing housing levels let alone more; independent study shows that will need to spend £800m on infrastructure to support planned growth**
- **Sceptical that the necessary funding for expansion and improvement of infrastructure necessary for housing growth will come from Central Government; local taxpayers should not have to pay**
- **Not enough employment within Wokingham to support more people – more houses lead to increased commuting**
- **Roads already at capacity. Junction 11 of the M4 unable to take present traffic, inadequate car parking, inadequate and expensive public transport. No integrated transport plan**
- **Should not build more houses when some people have two homes**
- **Housing numbers set arbitrarily; should be set by local authority**
- **Planned growth is 17% of existing stock to be built over next 20 years yet already been the fastest growing area for the last 30 years**
- **Growth will lead to coalescence of whole of Wokingham, Woodley, Earley, Winnersh, Crowthorne, Bracknell and even Reading**
- **Green gaps and wedges as set out in Wokingham DC's Alternative Draft Core Strategy must be maintained**
- **Better to build small new town in West Berkshire beyond Newbury**
- **Inadequate water supplies**
- **Will lead to unacceptable loss of greenfield sites**
- **Need additional funding for policing, schools, leisure facilities, waste, general amenities**
- **Potential power supply shortages**
- **Congestion increases pressure for out of town developments**
- **Congestion affects business economy**
- **Few brownfield sites left for development**
- **Growth in other parts of the UK would be more sustainable:**
 - **give incentives to firms to move areas of unemployment outside the SE e.g. the North and West**
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- **More growth lead to lower quality of life; people will no longer want to live in the area so houses will remain empty**
- **Flooding already occurs due to building on the floodplain of the River Loddon and more building will make this worse**
- **Should not infill on small sites thereby devaluing existing housing stock**
- **Should not allow infilling on garden sites with large houses/blocks of flats; should reclassify gardens as greenfield sites**
- **If houses must be built they must be affordable; should be for key workers**

- **If affordable houses are made available it increases inflow of businesses to the area and exacerbates problem**
- **Any housing development should be at a lower density than in the plan**
- **There is very little land available to build the necessary infrastructure regardless of funding availability**
- **If cannot provide necessary infrastructure for traffic and pedestrians safely then no development should be allowed**
- **More housing will lead to increased crime**
- **More houses will lead to more car pollution; due to increased congestion journeys will take longer so pollution will increase more than just in line with the number of extra cars**
- **Local problems will worsen e.g. already need a new bridge over Thames at Henley yet this is not in pipeline**
- **Health funding one of lowest per capita in country and service stretched; difficult to recruit health care professionals; large proportion of elderly already putting strain on health system**