

PLANNING REF : 251486
PROPERTY ADDRESS : The Cottage
: The Cottage Hayes Lane, Wokingham, Berkshire
: RG41 4TA
SUBMITTED BY : Gillian Powell
DATE SUBMITTED : 16/08/2025

COMMENTS:

I wish to object to the above application for the following reasons:

1. This is the 7th or 8th such application and I can see no reason to grant it based upon the previous refusals of planning consent. It is already double the number of houses previously applied for.

2. The application states that this will have no detrimental impact on the landscape, character or scenic beauty. The application site is on a hill so of course it will have an impact. It is also in the green gap between settlements.

3. 16 houses will have no impact on the housing shortfall.

4. The site is in a dangerous position, Edneys Hill is a narrow country lane with no pavement and a 60mph speed limit. It has many blind bends and the use of this road will be a danger to horses, pedestrians and cyclists, as well as drivers.

5. There is no infrastructure to support the development. There is a limited bus service and no cycleway. Barkham road is already busy and with the addition of planning consent previously given to the Blagrove Lane development any additional traffic will be a danger to everyone. 6. The design of the flats is completely at odds of keeping with the village design statement