

PLANNING REF : 252684
PROPERTY ADDRESS : Barkham
:
: RG41
SUBMITTED BY : Mr . King
DATE SUBMITTED : 19/12/2025

COMMENTS:

I would like to offer two general observations on this planning application.

First, I think the suggestion about shared use of the existing access to the balancing pond is a very good one because it would save the applicant a great deal of time and money, and just require the cooperation of Wokingham BC (as the access gate and hard standing behind it is owned by the Council). Nor would it inconvenience the Council because, in the five years the pond has existed, it has rarely needed to access it (if at all).

This entrance is of comparable dimensions to the new one proposed (as is evident from plan no. L017-IL-XX-200-DR-CE-0002 submitted), is only metres away from its intended location and was constructed using rebar reinforced concrete, so is sufficiently robust to accommodate sustained use by HGVs and plant machinery. Its visibility splays meet highway requirements and it is also gated, which would provide adequate physical security for site operations. Although a separate section of fence and replanted hedging would need to be removed (as with the current proposal), it is located well behind the existing/replanted hedge line adjacent to the B3349 and would therefore preserve the latter intact.

However, if this is not possible for whatever reason (although I hope this would not be solely due to a lack of cooperation between parties), then it would be necessary for the new access structure to be culverted. There is a localised problem with surface water flooding on this section of the B3349 and a u-ditch runs alongside the highway in the verge where the new access is proposed. If it were not culverted, water would be diverted from the ditch onto the highway and worsen matters (black ice is a further problem in winter months). Presumably this could be subject to an appropriate condition.

Thank you.