

PLANNING REF : 252595  
PROPERTY ADDRESS : The Cottage  
: Hayes Lane The Cottage, Wokingham, Berkshire  
: RG41 4TA  
SUBMITTED BY : Mrs Gillian Powell  
DATE SUBMITTED : 15/12/2025

COMMENTS:

This development is not included in the local plan. There has already been another application recommended for approval for 70 houses off School Road. This will further add to the traffic in this dangerous area.. There have already been accidents at the dangerous junction between School Road and Langley Common Road. At least 40 additional cars will need to use the local roads. If this application is approved you will be responsible for any and every accident that occurs,

including any deaths. I do not think you would wish this.

It will put further pressure on local infrastructure, including roads and healthcare, which are both unable to cope even at present levels. Where are the additional shops and public transport going to go?

I cannot believe that you would grant planning consent to a new development near a primary school with all the dangers this entails.