

PLANNING REF : 241933
PROPERTY ADDRESS : Robins Roost
: Old Wokingham Road, Wokingham
: RG40 3BX
SUBMITTED BY : Mrs Tracey Gibbs
DATE SUBMITTED : 03/03/2026

COMMENTS:

Further to my comments already submitted - which still stand - I wish to lodge my concerns for this planning application update; This application is outside of the Strategic Development currently under construction by WBC south of the railway line (SDL) - and should not be considered until all phases of it have been completed and data modelling assessed against projections; for environmental impact, wildlife displacement, traffic flow/volume, flooding, air quality etc.

The existing proposed road infrastructure will not be able to support this development - impact of the new infrastructure is completely

unknown and any conjecture on the addition of this plan will have to be reconsidered. How can any approval be given at this stage? As stated in the documents the WBC Strategic Traffic Model to help inform the Local Plan Update is at Examination in Public stage. Until this is accepted assumptions cannot be tested.

The road surfaces on Easthampstead Road and Old Wokingham Road is being broken up by larger and larger vehicles more frequently cutting corners, damaging verges (and tree canopies) as they thunder at inappropriate speeds.

From a utilities perspective, there are ongoing issues with water pressure and continued leaks along Easthampstead Road, Old Wokingham Road and Waterloo Road. These aging pipelines will need to be reconsidered, as damage to any area along this stretch already compromises supply for many properties and residences.

Documentation cites that the level of existing public use of existing PRoW (Static survey undertaken October 2025) demonstrates a very low level of activity along existing PRoW - this is true and it is obvious why, this is because the volume and velocity of the traffic we are now seeing along Old Wokingham Road is fundamentally inappropriate for the road. It is a country road being used as a major highway and cut through by traffic by-passing the better equipped Bracknell roadways and Twin Bridges funnel.

There are no footpaths, meaning from a safety perspective you put your life in your hands to try and traverse both Old Wokingham Road and Easthampstead Road to use the PRoW - hence anyone rarely does. The COVID pandemic lockdown was a catalyst to people using the PRoW as traffic was significantly reduced and closer to volumes (plus no HGVs) prior to the Jennetts Park and Bucklers Park developments (to name 2!).

The junction between Easthampstead Road and Old Wokingham Road (OWR) remains dangerous and evidently out of scope of this development proposal.

Traffic safety statistics given in the Transport Assessment document do not truly reflect reality. The data covers the period from 01/07/2018 - 30/06/2023 and states that for the Easthampstead Road and Old Wokingham Road junction there have been only 6 RTCs. Already this year (by end of Feb), property has been damaged and numerous RTCs

have happened. We are fortunate if we have just 6 RTCs in a couple

of months! 3,000+ citizens have signed a petition in the last 12 months raising concern over the safety at this junction.

Traffic coming along OWR from Pinewood miss the junction and continually attempt to turn around in residences opposite before the blind bend. Traffic coming from Jennetts Park on OWR are speeding around the blind bend not taking into account queuing traffic due to traffic congestion to Pinewood. That is before you consider traffic exiting Easthampstead Road - which will still be there whether the road is closed or not. What considerations are being given to ongoing safety of this junction? Why are all other junctions being considered and improved and not this one?

Note: Additional planning applications for a cemetery and additional houses in close proximity need to be considered and strongly challenged from a safety perspective if no improvements are being made.

As residents, the majority of our journeys take us up Easthampstead Road (as turning right out of our property is challenging!). The proposed road closure will mean we will be turning right across traffic more often than not. Will the speed limit for OWR be reduced for the length between Waterloo Road and Pinewood Roundabout?

Documentation cites "Old Wokingham Road is currently subject to a national speed limit of 60mph on the single carriageway road and there is currently no streetlighting or footways." This is not completely correct as there is a 40mph speed restriction ahead of the PROW access/Park View Farm entrance all the way through to the Pinewood Roundabout - which is part of the SANG boundary. Not that all adhere to it!

We are seeing more and more articulated lorries coming along OWR. The proposed Priors Farm Access roundabout designs are showing support for 12m long buses and cars. Does this mean that a weight/length restriction will be added to OWR now as part of this development?

More houses will bring more cars. Each house will bring at least 2 cars on average. This "village" will not just have bikes and use public transport. Even developments in the centre of town have parking issues (Old Wokingham Cricket Club development, in town and walking distance to the train station).

Eradication of these agricultural open fields will displace wildlife whose habitat of undeveloped spaces (man made SANGs are not the same) is decreasing and removing any natural habitat and drainage & flooding management for the area. There will be no "green belt" space between Bracknell, Crowthorne and Wokingham - just "road belts". Water displacement from the current road system when it rains already fills the gulleys along Waterloo Road, Easthampstead Road and Old Wokingham Road. Can we be confident that more road and hard surfaces being added to this area (in addition to the unknown displacement from the current SDL construction when completed) will be managed?