

PLANNING REF : 242654
PROPERTY ADDRESS : Thatch Cottage
: Limmerhill Road, Wokingham, Berkshire
: RG41 4BU
SUBMITTED BY : Mrs Heather Wright
DATE SUBMITTED : 26/11/2024

COMMENTS:

I wish to object to this planning application for the following reasons.

*DEVELOPMENT OF COUNTRYSIDE & SETTLEMENT GAP

This proposal is an unnecessary development of countryside. This land forms an important settlement gap between Wokingham and Barkham. The Wokingham Borough Local Development Framework states that part of the Core Strategy approach is to "Maintain the distinct and separate identity of the borough's settlements", which is further detailed in CP11.

Additionally, the proposal states that the relocation of the access road will enable future residential development to land to the north. The recent application for development on that land was rejected, so this justification is invalid.

*ECOLOGICAL IMPACT

The proposal will involve removal of existing vegetation. This is in addition to the removal of mature oak trees on the site which already happened without prior notice, and with apparent disregard to the huge ecological value these trees bring.

*ROAD SAFETY

The proposal involves moving the pub entrance nearer to a blind bend in the road. This will increase risk both for drivers turning out of the entrance, and also for pedestrians crossing the entrance. Both the Limmerhill Rd and existing pub access road are difficult to turn out of, and the new road is even closer to the blind bend.

*UNNECESSARY DEVELOPMENT IN THIS RURAL AREA

I don't understand the justification for this proposal. If Wokingham really does need extra hotel beds, surely a town centre location is preferable in terms of transport links. There is already a Premier Inn in the town itself, and just 0.3 miles from Wokingham railway station, reducing the need for car journeys. Bus services to town are infrequent.

*CARPARKING

Linked to the above point, there will be an increase in car use to the pub, but there seems to be a decrease in the number of car parking spaces. This could lead to the risk of cars parking on the busy main road (Barkham Road), or on existing local residential streets (or pavements), both of which could cause traffic disruption or danger.

*IMPACT ON NEIGHBOURING PROPERTIES

The addition of a hotel to this area, with potential events and late-night comings and goings, will have a detrimental effect on the

existing residential properties in this quiet area.