

PLANNING REF : 260860
PROPERTY ADDRESS : 7 Bank Side
: Wokingham, Berkshire
: RG40 3QB
SUBMITTED BY : Mr Robert McNally
DATE SUBMITTED : 28/05/2026

COMMENTS:

As a resident of Bank Side, I have significant concerns regarding the impact this proposal would have on highway safety, vehicle access, emergency access arrangements, and the suitability of the site for additional development.

1. Loss of Turning Head and Highway Safety Concerns

The proposed development would remove the existing turning head/turning circle on Bank Side in order to accommodate an additional property on what is already a constrained site.

Bank Side is a narrow cul-de-sac with limited space available for vehicles to manoeuvre safely. The removal of this turning facility raises significant concerns regarding safe access and manoeuvrability for emergency service vehicles, delivery vehicles, maintenance vehicles, visitors, and residents.

The existing turning head currently serves an important function allowing larger vehicles to turn safely without reversing excessive distances along the cul-de-sac. Its removal appears likely to result in larger vehicles undertaking unsafe manoeuvres or being required to reverse for significant distances along a narrow residential road.

2. Emergency Vehicle Access

The proposal does not clearly demonstrate how emergency vehicles would continue to access and manoeuvre safely within Bank Side if the turning circle is removed.

Emergency access is a critical consideration in a residential cul-de-sac, and it remains unclear whether vehicles such as fire appliances or ambulances would be able to enter, manoeuvre, and exit safely without the existing turning provision.

Unless sufficient evidence has been provided to demonstrate this can be achieved safely, this raises serious concerns regarding public safety.

3. Refuse Collection and Service Vehicle Access

Waste collection vehicles currently utilise the existing turning head when providing weekly refuse collection services to the street.

The removal of this facility raises concerns regarding how refuse vehicles would continue to operate safely and efficiently. Larger vehicles may be required to reverse significant distances or undertake complex manoeuvres within a narrow residential environment.

The application does not appear to adequately demonstrate how refuse collection arrangements would continue without negatively impacting safety or service provision.

4. Overdevelopment and Site Constraints

The proposal seeks to introduce an additional property onto what appears to be an already constrained site.

Given the restricted road layout, narrow access arrangements, and reliance upon existing turning infrastructure, there are concerns that the proposal represents an overdevelopment of the site and attempts to accommodate additional housing at the expense of safe and practical infrastructure arrangements.

Conclusion

For the reasons outlined above, I respectfully request that the application be refused unless it can be clearly demonstrated that:

Safe vehicle manoeuvrability can be maintained;
Emergency access arrangements remain suitable;
Refuse collection and servicing arrangements can continue safely;
The removal of the turning head will not create highway safety risks for residents and road users.

I ask that these concerns be fully considered during the determination of this application