

24 July 2026

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Andrew Chugg
Wokingham Borough Council

By email: andrew.chugg@wokingham.gov.uk

Your Ref: 260226

Reserved Matters pursuant to Outline Planning Consent 223455 (as approved under APP/X0360/W/24/3350170) for a residential development of up to 230 dwellings, open space, internal accesses and parking, drainage measures, landscaping, demolition of all existing structures, and all other associated works. Details of vehicular access for the development to the A4.

Dear Andrew,

We write further to our objection dated 5 June 2026 regarding the above application.

We note that no subsequent information has been provided to address our concerns and we therefore maintain our objection to the proposals on highways and technical grounds. A Technical Note reviewing the submitted material prepared by Stuart Michael Associates on behalf of Croudace Homes is attached to this letter.

The concerns raised within our original letter remain unresolved. In particular, the Applicant has failed to demonstrate that the proposed highway infrastructure can operate safely and effectively whilst accommodating the reasonable future requirements of the wider network.

In particular:

- The proposed roundabout remains incapable of accommodating a future northern arm connection without a substantial redesign of the junction.
- Insufficient technical information has been provided to properly assess the impact on Croudace Homes' S278 works and surrounding highway infrastructure.
- The application continues to reference potential amendments affecting land and infrastructure outside the Applicant's control.
- Concerns remain regarding the use of technical information derived from Croudace Homes' approved S278 proposals without prior agreement or consultation.

Given the absence of sufficient evidence to address these matters, we respectfully request that the application is refused, or alternatively that further technical information is provided and reviewed before any determination is made.

We reserve the right to submit further representations should additional information become available.

Yours sincerely,

Matthew Norris MEng (Hons) CEng MICE
Managing Director

For and on behalf of
Croudace Homes Limited