

PLANNING REF : 241933
PROPERTY ADDRESS : Robins Roost
: Old Wokingham Road, Wokingham
: RG40 3BX
SUBMITTED BY : Mrs Tracey Gibbs
DATE SUBMITTED : 02/10/2026

COMMENTS:

APPLICATION 241933 Land west of Old Wokingham Road and north & south of Easthampstead Road

I object to this application and request that planning permission be refused.

In addition to all my previous comments, questions and objections, which still remain. I would like to raise the following additions considering the new information added to this planning proposal 241933

Active Travel Links - A218 Priors Farm document - has omitted to show the overly used rat run that is Old Wokingham Road (OWR) from Peacock Lane (PL) at Jennetts Park (JP) through to Pinewood. This is an already over utilised cut through used by inappropriate vehicles between the M3 and M4 alongside all local traffic. Why has this not been shown as an Active Travel Route? OWR is a historic country lane that is now excessively used by many forms of transport; cyclists to articulated HGVs and everything in between. This highway cannot cope with the current volume, speed and category of traffic using it now. New housing already built and being built is already adding to this insufficient highway. No weight/width/length restrictions are forcing HGVs etc back onto the Bracknell arterial highways where they should navigate. No adequate speed restrictions etc are slowing the speeding traffic.

No further clarity has been provided on traffic calming for OWR apart from 2 new roundabouts to be added by Waterloo Road (WR) junction and the new access to the development. Where is the safety review for the junction with Easthampstead Road (ER) being addressed? More notorious than the WR/ OWR/ PL junction. Access will still be used for residences, businesses, the southern SANG car park and (if approved) the new cemetery and traveller site. The addition of a new pedestrian crossing on the brow of a hill on a staggered junction and blind bend in immediate vicinity of residence access is adding to an already critical safety hotspot and setting up any new infrastructure for a fatality. No line of sight for either pedestrians or vehicles. The previous proposal has not been reviewed or updated following previous consultation.

The proposed closure of ER, also a historic route to Wokingham, needs to be strongly re-considered, and only after the full effects of the new SDR opening has been recorded and analysed. Closure as part of this proposal raises risks of the "cul-de-sac" roads being used for inappropriate means eg fly tipping, road races (bikes, cars, horse traps etc.) Without new modelling data, this decision would be detrimental to the local area.

Green corridors for existing wildlife already displaced by the previous phases of this development have not been addressed, highlighted or considered. SANG doesn't count. We are removing the ability for what remaining deer herd, foxes etc to move within this last significant naturally green space.

As residents we already struggle with low water pressure, mains water leaks (from the vehicles traversing the highway), highway congestion, extended local centre journey distance, highway safety issues (RTAs) restricted access to local GP, no mains sewage, no mains gas, poor air quality, wildlife fatalities to name a few. These will not improve by adding such an extensive development here.