

PLANNING REF : 260200
PROPERTY ADDRESS : Old Wokingham Road
: Wokingham
: RG40 3BX
SUBMITTED BY : Mrs Tracey Gibbs
DATE SUBMITTED : 13/02/2026

COMMENTS:

"Access and parking:

The existing access will be used. The traffic generated will remain compatible with the environmental character of the area and can be accommodated adequately on the surrounding road network."

The existing access is not readily/heavily used at present and cannot therefore be considered to already adequately support the traffic flow that would come with the addition of a number of dwellings. This access point is also within a few hundred metres of a notoriously bad accident black spot and junction. It is a concealed entrance and located as an additional access on an already complex highway topology; staggered crossroads, blind bends, residential driveway access.

This application would need to strongly consider how it will not add to the already treacherous nature of the surrounding area highway. As a resident, I run the gauntlet to enter and exit my property everyday (and it has been here since 1912!) my neighbour has had to rebuild parts of their property 15+ times in as many years due to Road Traffic Incidents.

Adjacent planning application 242187 is already proposing 850 dwellings - for which a redesign of the road network in the area has not been included or stated as a requirement for approval. A second application 252896 is proposing a cemetery - more traffic!

Environmentally, I request that tree preservations be considered especially those mature specimens surrounding the area. As paddocks, this field is also currently a green highway and retention should be considered for local wildlife population eg deer