

PLANNING REF : 250543  
PROPERTY ADDRESS : 3  
: Sherwood Road, Winnersh, United Kingdom  
: RG415NH  
SUBMITTED BY : Mrs Councillor Chetna Jamthe  
DATE SUBMITTED : 21/03/2025

COMMENTS:

Dear Sir/Madam,

I am the councillor of Winnersh Ward for Wokingham Borough Council. The planning application submitted wishes to use the private state which is built for business and not for private use. Considering the interest of local residents and business in relation to provide increased safety, well being, ensuring reduction in pollution, noise, traffic jams, parking issues and also reserving the overall purpose, aesthetic and character of the area I am not supporting this planning application. I look forward to a favourable decision in line with the Winnersh residents' and Businesses wishes considering that the areas and interests above are protected. Kindly consider my areas of concern when reviewing and evaluating this planning application as listed below:

1. Security of the site - Access to Winnersh Fields is via a short road with a single active rising and closing barrier to allow vehicles to both enter and exit the Winnersh Fields Estate. The barrier is kept permanently closed with code access only. This is for the security of the office buildings (x7) as the site has, in the past, had issues with travellers. It is therefore not appropriate to use for the public. I support this concern raised by BHSE Pastures Winnersh Management Company Ltd
2. Private Property - The estate is private and the access roads leading into the estate are not adopted Highway. There are real concerns about who would be responsible for these roads if public access were granted through this use. I support this concern raised by BHSE Pastures Winnersh Management Company Ltd
3. Safety Concern for Public Access - People arriving by train or bus would have a 10 - 20-minute walk and must cross the A329 with limited crossing points and cars travelling at least 40mph. Once on the wider estate, access to Unit 4 is via a track next to Unit 7 connecting Winnersh Fields to the wider commercial estate. This originates adjacent to the large double gates giving access the Plant Hire Company Site. It is therefore not safe for public access. I support this concern raised by BHSE Pastures Winnersh Management Company Ltd
4. Dropping Off / Car Access - There is no provision for cars to stop / drop off pedestrians either on or adjacent to the Winnersh Fields Site. The Barrier would cause significant issues for this and block access for the other occupiers on the Estate from safely accessing their own buildings. I support this concern raised by BHSE Pastures Winnersh Management Company Ltd
5. Parking Issues - Parking for cars on Winnersh Fields is very restricted, with only 6 spaces allocated for the ground and 6 for the first floor. There are no unallocated parking spaces on the Winnersh Fields site at all every car space is already allocated. Parking spaces are at a premium with cars often having to double park with the existing allocation for the occupiers. Further, parking spaces on the surrounding commercial sites belong to the trading companies

and there is no other easily accessible off-road parking in the area. The nearest public car parking is at the Winnersh Park and Ride at the Railway Station, which is on the Winnersh Triangle side of the busy A329. I support this concern raised by BHSE Pastures Winnersh Management Company Ltd

6. Increase in Noise & Disturbance - Community centres often host gatherings, events, and prayers, which may lead to increased crowd and noise. This is a private office park setting and therefore not appropriate for such a public use. I support this concern raised by BHSE Pastures Winnersh Management Company Ltd

7. Increase in Traffic Jams - At present there is already a backup of cars travelling to and from the site. Access on to the Wokingham Road (A329) backs up regularly with cars waiting to cross this road to access the site. Combine this with additional vehicles accessing the site will make this a more congested area.

8. Safety - With increased traffic and visitors coming and crossing roads at various time of the day raises concern on the safety of pedestrians and cyclist's

9. Increase in environmental pollution - Converting a quiet office complex to a centre with higher number of visitors at different times of day and night will bring with it environmental concerns with increase in vehicles, traffic jams leading to high pollution. Careful consideration must be given to the environmental impact, with measures taken to mitigate any further harm

10. Compatibility with Local Character - The proposed build does not align with the purpose of the area. The current neighbourhood is primarily residential and seeks to maintain its quiet, suburban atmosphere. The tucked away business units are serving the needs of the community well to offer employment and providing residential needs. Building a community centre which may stay open for longer hours and have more visitors from outside the area may change the overall aesthetic and character of the area, impacting the quality of life the residents currently have and like about this area