PLANNING REF : 262221
PROPERTY ADDRESS : 292 Barkham Road
: Wokingham
: RG41 4DA
SUBMITTED BY : Mr Hugh Moriarty
DATE SUBMITTED : 15/11/2026

COMMENTS:
Application [262220 / 262221] - Approval of reserved matters, Land adjacent to Blagrove Lane, Wokingham (outline ref 222306)

Comment from: Hugh Moriarty, 292 Barkham Road, Wokingham RG41 4DA

I live at 292 Barkham Road, which is the only residential property sharing a boundary directly with the proposed SANG woodland on the Barkham Road frontage. I accept that the principle of the development has been established by the appeal decision. My comments relate to the detailed matters now before the Council, and I would ask that the
following points be addressed before the reserved matters are approved, or secured by condition where appropriate.

1. Boundary treatment along the shared boundary
The land next to my property is currently private and inaccessible. Once the SANG opens it will be publicly accessible. I could not identify any proposed boundary treatment along the shared boundary with 292 Barkham Road on the submitted drawings, although the outline permission requires details of all boundary treatments to accompany the landscaping proposals. I ask that a secure boundary treatment be provided on the SANG side of the full length of this boundary, such as appropriate fencing together with reinforced native planting, with details secured before the SANG opens to the public, to protect the privacy and security of my property.

2. SANG footpath route and buffer to 292 Barkham Road
The SANG planting and hard landscape plans (9081.SANG_PP.4.1 Rev B and 9081.S_HSP.5.1 Rev B) show the woodland path at approximately 30-40 metres from my boundary alongside the house, reducing to approximately 15 metres at its nearest point at the bottom of my garden. The intervening woodland is marked as existing vegetation to be retained. I support this arrangement. However, the drawings note that the exact setting-out of the woodland path will be confirmed on site with the arboricultural consultant. I ask that:
- the path be set out no closer to the boundary of 292 Barkham Road than shown on the submitted drawings;
- the retained woodland between the path and my boundary be kept as a no-access buffer, with no informal or secondary paths, seating, bins or signage within it; and
- the SANG management plan ensures this buffer is maintained as dense natural vegetation.

3. BarkhamRoad highway works and access to 292 Barkham Road

The proposed works include a right-turn lane, central hatching, islands and footway changes on Barkham Road. The access drawing (2603074-01 Rev C) does not extend far enough west to show whether any of these works affect the frontage of my property. I ask that the Council confirm, with a plan showing the full extent of the highway works, that they will not obstruct or restrict vehicle movements into or out of my driveway, including right turns, and

that any changes to the footway in front of my property are clearly shown.

4. Surface water drainage and the driveway at 292 Barkham Road
My driveway slopes down from Barkham Road towards my house, so any surface water reaching the front of my property from the road will flow towards the house. The proposals include a new junction, a right-turn lane, footway changes and a new access road, all of which add hard surfacing close to my frontage, and the Barkham Road frontage includes roadside ditches. I ask that:
- the drainage design for the junction, access road and Barkham Road works ensures there is no increase in surface water run-off towards or onto 292 Barkham Road;
- any changes to kerb, footway or carriageway levels in front of my property are designed sothat water is not directed onto my driveway; and
- the details of highway drainage in this location, including gullies and the roadside ditches, are confirmed before works begin.

5. Visibility splay and clearance along the Barkham Road frontage
The access drawing shows a 2.4m x 59m visibility splay to the west of the new junction, running along the woodland frontage towards my property. Vegetation within the splay must be kept below 0.6m. I ask that the extent of clearance be clearly defined on plan, that clearance be limited to the minimum needed, that trees outside the splay be retained, and that suitable low planting be provided to maintain the wooded character of this stretch of the Green Route.

6. Street lighting
The landscape notes refer to street lighting along the new access. I ask that lighting at the junction and on the access road be designed to minimise light spill towards neighbouring homes, consistent with the lighting condition on the outline permission.

7. Construction impacts
Given the proximity of my property to the Barkham Road access, I ask that the Construction Environmental Management Plan required by the outline permission includes measures to protect neighbouring residents from noise, dust, mud and construction traffic at the Barkham Road access, protects retained trees along my boundary throughout
construction, and that I be included in the residents' liaison arrangements required under that condition.

8. Trees near the boundary
As the woodland will become publicly accessible, I ask that the woodland management plan include regular inspection and management of retained trees close to the boundary with neighbouring properties, so that any dead or unsafe trees or limbs are dealt with promptly.

I would be grateful if these points could be taken into account. I am happy to provide photographs or further information if h
elpful.