

PLANNING REF : 260526
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PROPERTY ADDRESS : Mumbery Field House
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: School Hill, Mumbery Field H School Hill, Wargrave
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: RG10 8DY
SUBMITTED BY : Mr Peter Gutierrez
DATE SUBMITTED : 26/08/2026

COMMENTS:

From: Peter and Sue Gutierrez, Mumbery Field House, School Hill,
Wargrave RG10 8DY

We live directly opposite Montana Cottage and are writing to give our opinion on the planned development. To be clear, we do not oppose the construction of a new family house there per se.

We have read carefully the comments of the most relevant affected parties, along with ourselves, namely the Jacksons at 6 Harvest Place and the Walshes at Fairwinds. Between the 3 of us, it is fair to say we have accumulated roughly 75 years of living in this specific area, so are speaking with a great deal of local knowledge and lived experience.

Having studied both these and the plans themselves, we are in full support of the comments from the Jacksons and Walshes. We agree that having a dual access to the property increases the risk of traffic accidents in what is already a very congested (and narrow) road, especially at school pick up and dropoff times. It must also be borne in mind that Mumbery Hill is itself one of the main entry/exit roads to the entire village and that it has a 60 mph speed limit, which means that most traffic entering the village is slowing down from that very high speed as it rounds the blind corner into the village, very close to the propose development.

We are also concerned about the potential for each side of our drive to be used as parking for any visitors to Montana and think that the planned property needs to allow for the parking and turning of at least 2 additional vehicles. During the construction of Thameswood House, work vehicles have habitually used either side of our drive to park, and this has made exiting from Mumbery Field House extremely hazardous as our visibility to traffic from either side of our drive is severely compromised. If there were two entry/exit points at Montana this would mean we had to check both those as well as the traffic on the road when exiting.

We would like to see a revised plan for the new house that sets it back 3-4 metres to allow for the above using only one entry/exit opposite Fairwinds (or moves the garage and parking area to the left of the house and retains the existing drive way.. Additionally we would hope that the house design is a bit more aesthetically in keeping with the immediate area.

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