

PLANNING REF : 241933
PROPERTY ADDRESS : 19 Portsmouth Road
: Cobham
: KT11 1JG
SUBMITTED BY : Berkeley Strategic Land Ltd
DATE SUBMITTED : 15/11/2024

COMMENTS:

Introduction

Berkeley Strategic Land Ltd hold an interest in land at Parkview Farm, located immediately to the east of the application site, within the boundary of Bracknell Forest Council (BFC).

Berkeley has no objection in principle to the application but wish to make the comments below in relation to the design and delivery of the proposed vehicular access.

Vehicular Access

The application proposes a main access onto Old Wokingham Road, taking the form of a 40m ICD (inscribed circle diameter) roundabout. This is proposed to have three arms connecting the existing Old Wokingham Road into the application site.

Any future development at Parkview Farm would also be dependent on access from Old Wokingham Road. As a result of this, access into the application site should not prejudice the potential of future development at Parkview Farm. The appropriate space to enlarge the proposed roundabout in the future, including the provision of a fourth arm, should be safeguarded.

This safeguarding will protect the ability for the adjacent land at Parkview Farm to come forward for development, as may be appropriate, in the future and will therefore ensure that a long-term and co-ordinated approach is taken to safeguard the ability to provide sustainable development in the area.

The application, if approved, should provide a mechanism to ensure that the proposed roundabout onto Old Wokingham Road, and adjoining land, is adopted in full by the highway authority (Bracknell Forest Council) and that all land between the new roundabout and the western edge of Old Wokingham Road is included within the extent of the adopted highway land.