

PLANNING REF : 241933
PROPERTY ADDRESS : Willow Bank
: Easthampstead Road, Wokingham, Berkshire
: RG40 3BW
SUBMITTED BY : Mrs Sandy Sweet
DATE SUBMITTED : 03/11/2024

COMMENTS:

We support the plan to build further homes in the South Wokingham SDL Extension and have no objections to this development as a whole. However we have reservations concerning several design elements as below:

The proposed access road from Easthampstead Road [South of the public byway] passes unnecessarily close to existing properties on the byway and is dangerously close to the double bend on Easthampstead Road at the entrance point to the byway which serves the existing properties. This series of bends is notorious for accidents. This proposed access road is almost certainly going to become a "rat run" in its current position and should be sited further South, closer to point "X" on plan SK02.3G & 4G where line of sight and visibility is better and wouldn't pose a risk to both drivers and pedestrians. As a "rat run" for through traffic [for example to and from the SDR and Old Wokingham Road] it will have a significant impact on the people living along its route and will undoubtedly detract from the peaceful enjoyment of their new homes. In reality, there does not appear to be any need for this access/through road as there is a perfectly good proposed new access point into the planned development further North up Easthampstead Road, North of the byway running through the new development to a new access roundabout on Old Wokingham Road.

We have no objections to the proposed North/South link road bisecting the byway. However, there is currently a proposed spur road South of the byway, off the link, which runs directly along our Eastern boundary [Willow Bank]. We object to the location of this road as it will negatively impact upon our privacy, particularly if used by buses, and will likely engender significant additional traffic noise. We believe a reasonable buffer should be provided between our boundaries and any development parcel and new roads should not be sited adjacent to our boundary. We note that the master plan is illustrative, but the road hierarchy is not.

On a separate matter, we hold a right of access and drainage over the land between our Southern boundary and the watercourse to the South. There has, to the best of our knowledge, been no consideration of this right.