

PLANNING REF : 242654
PROPERTY ADDRESS : 4 Blandford Drive
: Wokingham
: RG41 4EN
SUBMITTED BY : Dr Dr Katherine & Mr Robin Kennedy
DATE SUBMITTED : 25/11/2024

COMMENTS:

This application is materially very similar to the previous one (241556) and therefore our objections are along similar lines as follows.

We wish to object to this application for the following reasons.

We understand that the proposal in this application is outside the development areas as it falls between the Barkham and Wokingham settlement boundaries. Therefore we understand there is a presumption against development, such as construction of a new road and creation of new access to a field, as this will erode the gap between settlements

In the period of over 25 years that we have lived in the immediate area, we have seen the aftermath of a number of road accidents on Barkham Road close to the existing pub access road. The proposed new access road will not improve the existing sight lines. Many vehicles significantly exceed the 30mph limit in this area and moving the highway access closer to the bend, particularly considering the elevation changes, will surely be detrimental to highways safety.

The Design and Access Statement states that a key purpose of the application is "Relocation of access road to enable any future residential development to land to the north". As there was a planning application (232621) in October 2023 titled 'Outline Planning Application for up to 60No. dwellings' which was refused in August 2024, there is no need for this speculative access road to be constructed.

The Planning Statement references policy CC03 which designates Barkham Road, along with all the other key arterial routes into Wokingham, as a Green Infrastructure Route. The statement is then made that "enhanced planting within the grounds, which will be seen to some extent from the road, would therefore represent an enhancement".

This needs to be seen in the context that two mature oak trees adjacent to the existing pub access on Barkham road were felled and completely removed in Summer 2023 during the nesting season, at the same time as additional mature trees in the field adjacent to the pub car park, were also felled.

The felled trees on Barkham road were of high amenity value and helped to reinforce the Green Route designation for Barkham Road. It is therefore inappropriate to claim, having previously removed mature trees and proposing construction of a new access road in their place, that carrying out additional planting is an enhancement. If anything it would be only a poor substitute.

For the above reasons, we trust that the application will be

refused.

Dr Katherine Kennedy

Mr Robin Kennedy