

PLANNING REF : 252934
PROPERTY ADDRESS : Sandford
: Lodge Road Hurst, Reading, Berkshire
: RG100SG
SUBMITTED BY : Mr Jason Jonathan Johur
DATE SUBMITTED : 08/02/2026

COMMENTS:

Dear Planning Office,

I am writing as a direct neighbour residing at Sandford, Lodge Road, RG10 0SG, adjacent to the proposed development area. I wish to make a comment on the current proposal and request that the following material considerations and necessary mitigations be addressed:

1. Requirement for a Mandatory Balancing Pool

Given the documented risk of surface water flooding in this area, the implementation of a balancing pool with sufficient capacity is essential. This measure is necessary to protect both the proposed development and existing neighbouring properties, such as Sandford and those in Nursery Close, by mitigating any incremental flood risk introduced by the new construction.

2. Boundary Security: Full-Height Fencing

My property includes a paddock where my young children frequently play. To ensure their safety both from construction hazards during the build phase and from the potential drowning risk posed by the future balancing pond I insist that a sturdy, full-height wooden fence with concrete posts be installed along the entire boundary before any work commences. As this requirement arises solely due to the new development, the full cost should be borne by the developer.

3. Traffic Calming Measures on Lodge Road

Having lived at Sandford for over two years, I have observed a persistent speeding issue where a minority of drivers significantly exceed the current 40 mph limit, sometimes reaching estimated speeds of 60-70 mph. The transition from a National Speed Limit to a 40 mph zone near the Sawpit Road semi-blind junction and existing residential footpaths is hazardous.

I strongly urge Wokingham Borough Council, the Planning Office, and the Police Authority to review and reduce these speed limits. Specifically, I request the removal of the National Speed Limit section in favour of a consistent 40 mph limit (or preferably 30 mph) along the entire stretch of Lodge Road to Twyford to prevent avoidable accidents.

Thank you for considering these comments and taking them into account during the decision-making process. I am available to discuss these points further should you require any additional information.

Best regards,
Jason.