

PLANNING REF : 241900
PROPERTY ADDRESS : Mortimer
: Old Bath Road, Sonning
: RG4 6TQ
SUBMITTED BY : Mr Harry Murphy
DATE SUBMITTED : 19/11/2024

COMMENTS:

1. Parking Provision

Standard guidelines suggest 1.5-2 spaces per unit in rural areas, yet the proposed provision falls significantly short. It would be good to understand how the quantum of spaces would align to Wokingham

Council's local planning and Transport policies? As an example, where are the cycle stores? Electric charging points? Which spaces are allocated for visitors (and how many)? Which spaces and how many allocated for blue badge / disability spaces?

Insufficient on-site parking will likely result in vehicles spilling onto Old Bath Road and surrounding areas, exacerbating congestion particularly during events at Rams Rugby Club, which already faces parking challenges despite wardens on match days. Without a robust parking strategy, this development will worsen the situation for residents and visitors.

2. Traffic and Road Safety

The proposed junction poses serious safety risks. When exiting the proposed development vehicles will be required to take a sharp left, right then left turn while other cars entering the side road will be accelerating to crossing the 50 mph dual carriage way to avoid the fast on-coming traffic and then many of these vehicles will be turning left so you are essentially going to be met with head on collisions! Increased traffic from the development will heighten the likelihood of accidents. A detailed transport survey is urgently required to assess risks and recommend mitigation. If this site allows, I will attached diagram highlights key danger points.

3. Light Pollution and Tree Line Impact

The car park lighting design lacks transparency. Over 70% of my home's windows, as well as those of neighboring Birchley residences, directly face the proposed development. Without clarity on light placement, intensity, and operation times, the risk of significant light pollution affecting our residential dwellings is incredibly high.

Claims about the tree line acting as a natural barrier are overstated, as many trees are in poor health. Guarantees on tree maintenance and replacement are essential, particularly given the proximity of parking spaces to protected trees (TPOs). An updated independent survey is needed to ensure their preservation and over all privacy. Between the proposed development and the Birchley development next door, there is no clarity of creating a boundary line / fence line etc. This is particularly relevant when looking at the likes of Redgrave, at the entrance of Birchley.

Conclusion

The proposal lacks clarity on critical issues including parking, traffic safety, and lighting, making proper assessment impossible. Furthermore, the extensive amendments, including the removal of promised green spaces, undermine the original scheme yet again.

I urge the council to reject this application and ensure that previous objections remain valid, as it is unreasonable to expect ongoing responses to constantly shifting proposals - time and time again the goal posts continue to be shifted.