

PLANNING REF : 251421
PROPERTY ADDRESS : 4 Brimblecombe Close
: Emmbrook Wokingham, Berkshire
: RG41 1QH
SUBMITTED BY : Mr Rodney Needs
DATE SUBMITTED : 22/05/2026

COMMENTS:

I attended the planning meeting which I felt a number of questions went unanswered

1 Road is being raised to protect trees. Nothing was said about trenches required to bring in the services to this site. Also what is going to happen to the existing services Gas Electric Water and Sewerage

2 Permission was requested to use the entrance off the NWDR the current one is not fit for heavy traffic of say 40/44 tons . Its just a farm type entrance with a normal cycle pedestrian foot path at its entrance running along the NWDR. Will certainly require a upgrade to deal with heavy vehicles

3 The NWDR brought relief to OFR it was terrible prior to this. Slowing measures were being considered but with local residents decided to hold fire till the NWDR was opened. Highways officer did not seem aware .

4 When you look at the plans it is easy to relocate 6 carpark spaces and open up the field next door which would open up this unsuitable entrance to more traffic Question to ask is there plans to develop the next field as its on the council plan

Giving this final approval in my opinion would be a grave mistake. I request planning go back to the drawing board and look again at site access be off the NWDR for construction and long term entrance and exit. I realise that the current track will be required for service but this needs to be done with care and in liaison with residents along it be finished to the same level with pedestrian access to housing new residents and vehicle access only to existing residents. Take a look at the Youtube vide and you will see councillors were not happy and the fact it was the council officers last case before leaving the job did not go done well. The residents do not object to the development just the access I would urge the council to take another look and go back to the developer and find a solution to use the NWDR